

CRAIL HOUSE

FRITWELL

Crail House

Fritwell

Crail House is a beautifully presented family home blending period charm with contemporary style, offering generous accommodation over four floors. The welcoming hallway leads to two elegant sitting rooms with fireplaces and bay windows. The open-plan kitchen/breakfast room features stone flooring, integrated appliances, and French doors to the rear garden, ideal for indoor-outdoor living.

The lower ground floor includes a home office, snug/TV room with exposed brickwork, laundry room, and cloakroom. Upstairs are five double bedrooms, including a spacious principal suite with en-suite, and two stylish bathrooms.

Original features, high ceilings, and quality finishes, such as Fired Earth fittings, enhance the home's appeal. Outside, the enclosed garden includes stone terraces and mature borders. Off-street parking and rear access provide added convenience.

GUIDE PRICE

Offers Over £1,100,000

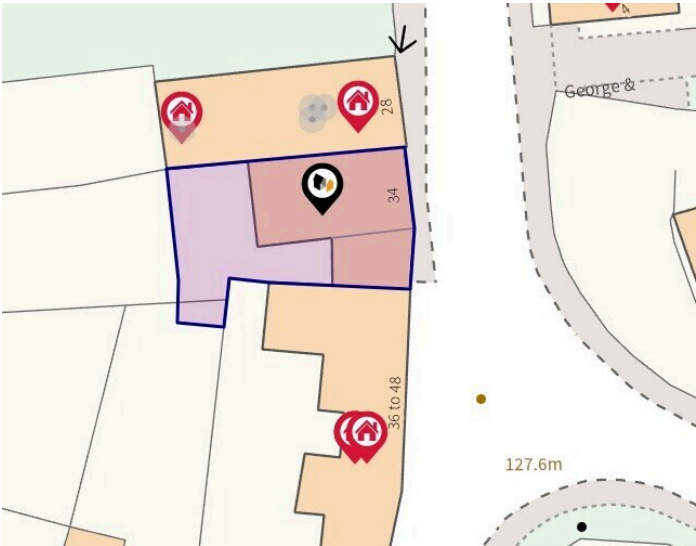
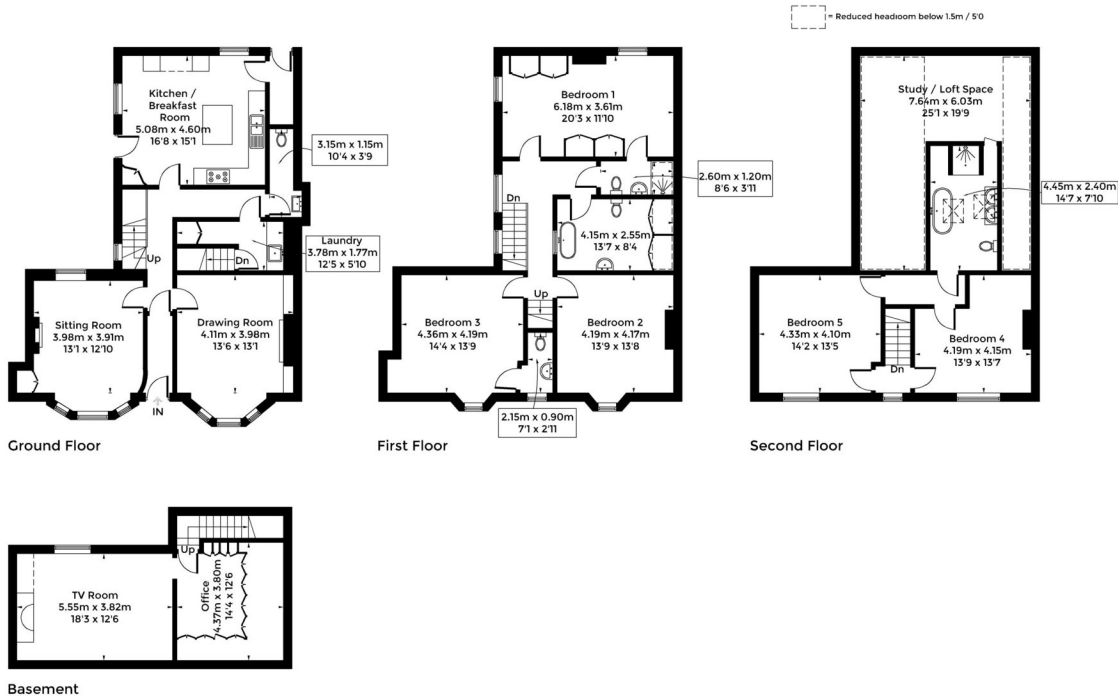


West facing garden





Approximate Gross Internal Area = 311.4 sq m / 3353 sq ft



Council Tax:
Band F

Parking:
Off-street parking

Local Authority:
Cherwell District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	51 E	
21-38	F		
1-20	G		

“LOCATION COMMENT

Crail House is located in the sought-after village of Fritwell, just six miles northwest of the vibrant market town of Bicester and only two miles from Junction 10 of the M40, offering excellent road links to London, the Midlands, and beyond. Fritwell benefits from a local shop/post office and a well-regarded Church of England primary school. Secondary schooling is available in Bicester, along with a selection of independent schools in Brackley, Bloxham, Buckingham, and North Oxford. A wider range of shops, restaurants, and leisure facilities can be found in Bicester, Banbury, and Oxford. Bicester North offers fast trains to London.



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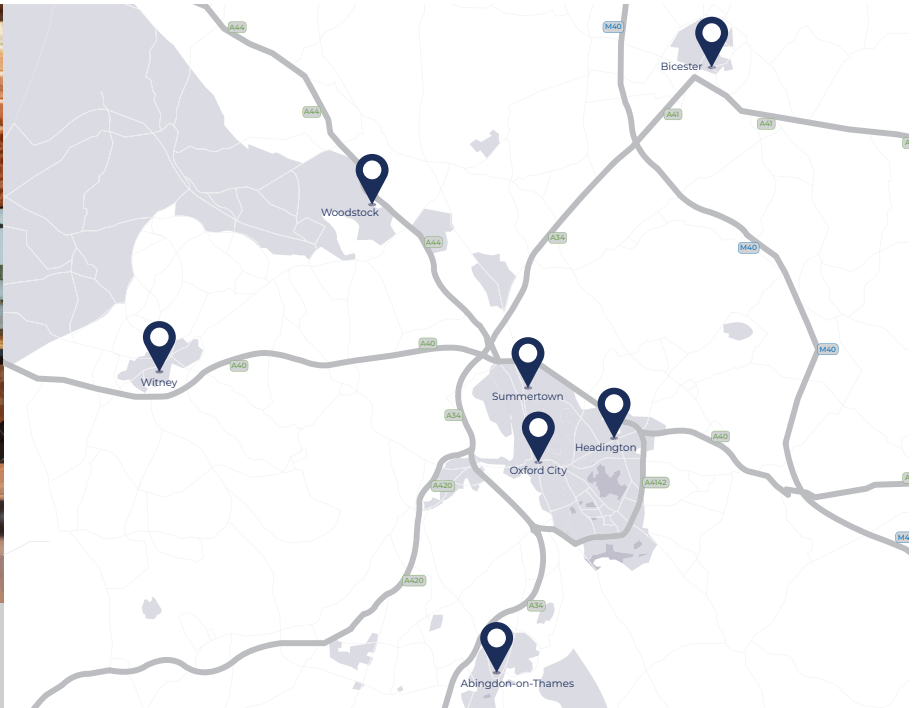
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