

1 GEORGE AND DRAGON CLOSE

FRITWELL

Breckon & Breckon
est. 1947

1 George and Dragon Close

Fritwell

Situated in the picturesque Cherwell Valley, this attractive three-bedroom end-of-terrace home combines timeless natural stone architecture with contemporary design. Thoughtfully built with an emphasis on quality and style, the property blends traditional charm with all the conveniences of modern living.

Step inside and you're greeted by light-filled, welcoming interiors. The open-plan kitchen and dining area is perfect for entertaining, complete with sleek integrated Bosch appliances that balance elegance and practicality. Underfloor heating on the ground floor ensures warmth and comfort throughout the seasons.

A spacious sitting room offers a versatile retreat, ideal for family gatherings or quiet evenings. Designed with sustainability in mind, the property is equipped with an air source heat pump and boasts an impressive EPC rating of B, making it efficient.

GUIDE PRICE

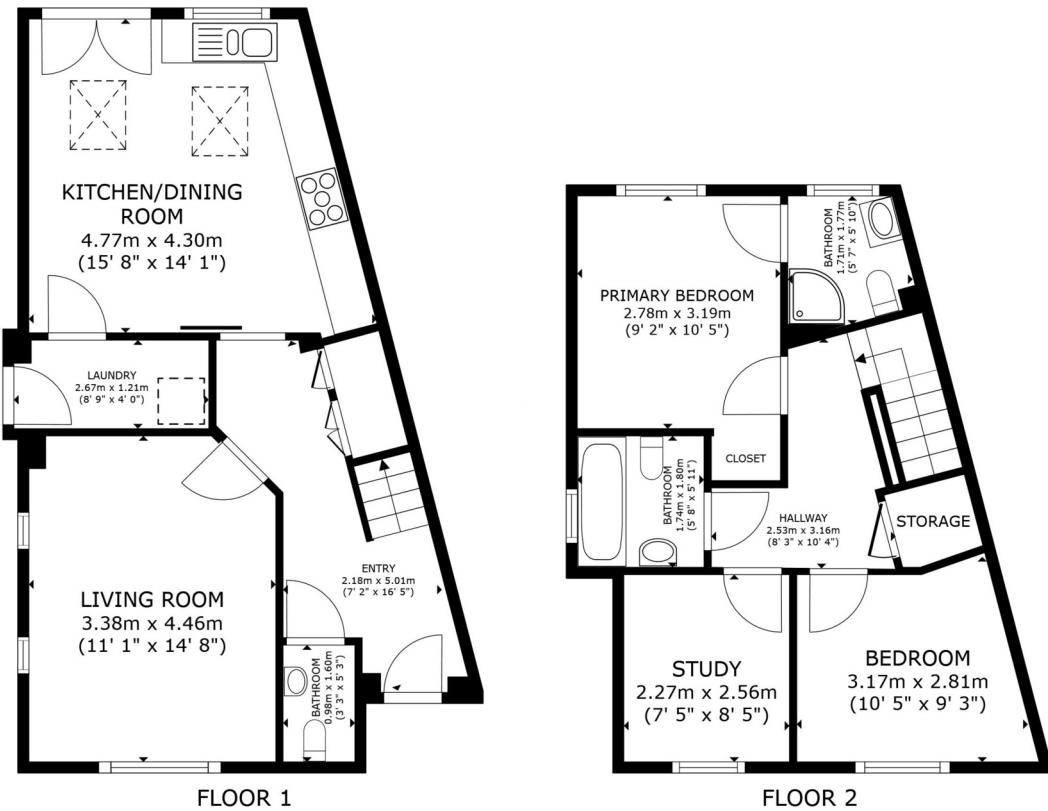
£385,000



Private garden







GROSS INTERNAL AREA
FLOOR 1 49.5 m² (533 sq.ft.) FLOOR 2 39.5 m² (426 sq.ft.)
TOTAL : 89.0 m² (958 sq.ft.)



Council Tax:
Band D

Parking:
Two off street parking spaces

Local Authority:
Cherwell District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
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Not environmentally friendly - higher CO ₂ emissions			
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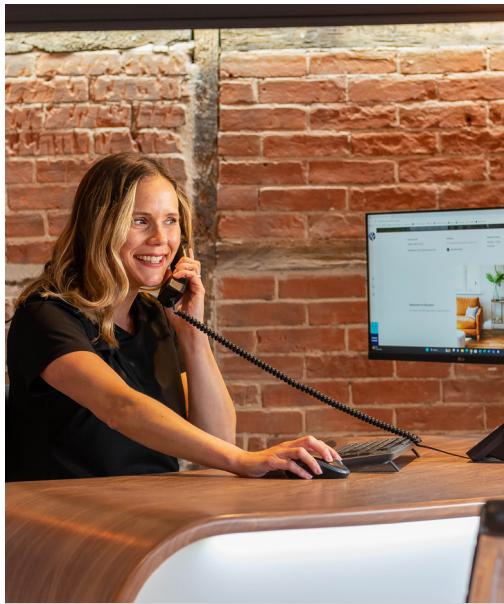
“LOCATION COMMENT

Located in the pretty village of Fritwell, near Bicester, with a highly regarded primary school, village hall and playing fields, a playgroup, scout hut and village shop/local butchers with Post Office. The village is also well connected. The M40 is a few minutes drive away and offers commuter access to London, The M25 and Birmingham. The A41, A43 and A34 are all within easy reach along with shopping at Bicester Village. Bicester is a few miles away where there are two train stations (commute to Marylebone in around 45 mins from Bicester North).



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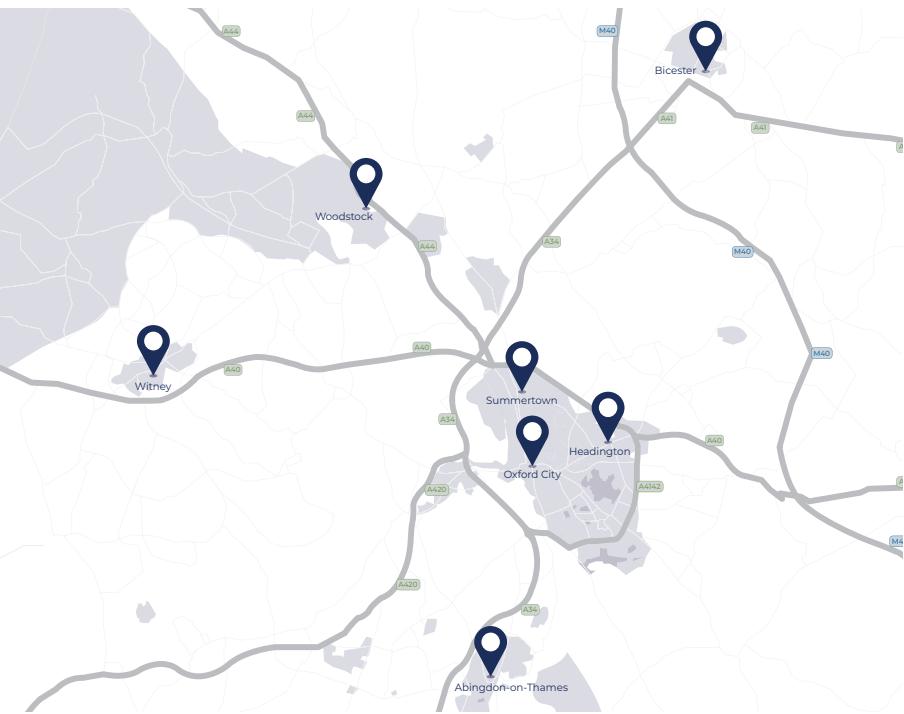
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