

THE LARKS RECTORY LANE



Computer generated imagery of The Larks, indicative only.

This charming four bedroom home blends traditional cottage styling with all the benefits of modern living. Built to reflect the character of the local area, it features a beautifully designed kitchen/dining space that opens out onto the garden through elegant bifold doors — perfect for entertaining or relaxed family meals. There's also a spacious living room at the front of the house, ideal for quieter evenings or movie nights.

Upstairs, you'll find four well proportioned bedrooms all of which come complete with built in wardrobes. Three of the bedrooms being doubles and offering an en-suite. A contemporary family bathroom serves the rest of the floor, and there's a convenient cloakroom downstairs. With a private driveway offering space for two vehicles, and a carefully considered layout throughout, this home is perfectly suited for modern family life with all the charm of a countryside retreat.



Connells

The Larks, Rectory Lane, Fringford, Bicester, OX27 8DX
Contact Us: 01869 244761

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FLOORPLAN LAYOUT



Ground Floor

Kitchen/Living/Dining	7.99m x 5.51m	26'3" x 18'1"
Lounge	4.23m x 4.05m	13'11" x 13'3"
Study	2.58m x 2.28m	8'6" x 7'6"
Garage	6.10m x 3.06m	20'2" x 10'0"

First Floor

Bedroom 1	5.51m x 3.35m	18'1" x 11'0"
Bedroom 2	3.53m x 2.43m	11'7" x 8'0"
Bedroom 3	4.05m x 2.78m	13'3" x 9'1"
Bedroom 4	2.94m x 2.43m	9'8" x 8'0"

A STYLISH SPECIFICATION

The exceptional design and craftsmanship is evident throughout the house down to the finest detail reflecting Shanly Homes' commitment to create elegant, refined homes.

Kitchen

- Expertly designed layout
- Shaker style doors
- Quartz white shimmer work surface, upstand and splashback behind hob
- LED ceiling downlights

All appliances are Siemens and integrated which include:

- Washer dryer
- Induction hob
- Caple extract hood
- Double oven

Bathroom

- Luxury Minoli Italian porcelain tiles to floors and walls
- Ideal Standard white porcelain sanitaryware with soft-closing toilet seats, complemented by chrome brassware
- Thermostatically controlled rain showerhead with separate hand spray
- Shower enclosure with low profile show tray and sliding frameless door
- Chrome towel rail
- Ceiling downlights

Interior

- Baxi air source heat pump
- Underfloor heating to ground floor
- BT high speed fibre to the premises (BT account required)
- Wiring providing connectivity for audio visual devices in the lounge wired for Sky Q and terrestrial TV
- Log burner with HETAS certificate by Charlton and Jenrick

- Karndean LVT on ground floor with carpets to first floor and stairs. Tiled floors to bathrooms
- UPVC windows with security locks and polished chrome handles
- French doors, leading onto the rear garden

Exterior

- Electric car charging point
- High-grade IG Doors composite
- 'Secured by Design' front door with chrome furniture
- Indian Grey Sandstone paving slabs to patios and paths and turf to rear garden
- Useful external tap and outdoor socket at either rear or side of home for easy
- Garden maintenance

External finishes may vary. Please confirm with sales consultant. ◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. Cpd denotes cupboard. E/S denotes en-suite. Please contact Selling Agent for more information.



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