

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**2 Fluellen Place, Bure Park,
Bicester, Oxfordshire. OX26 3ZE**

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Web: www.bartonfleming.co.uk
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

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Six Bedroom & Study Detached on a Corner Plot with Re-fits to Kitchen Breakfast Room, Utility, Bathroom & Master En-Suite Shower Room plus a South East Facing Garden Corner Plot.

FREEHOLD

Offers in Excess of: £ 600,000

- ❖ Porch, Entrance Hall, Cloakroom
- ❖ Re-fitted Kitchen Breakfast Room with French doors
- ❖ Re-fitted Utility Room, Formal Dining Room
- ❖ Living Room with fireplace and French doors
- ❖ 1st Fl Landing, Re-fitted Main Bathroom
- ❖ Master Bedroom with Dressing Room
- ❖ Re-fitted En-Suite Shower room with walk in shower
- ❖ 3 further 1st Floor Double Bedrooms, Jack'n'Jill En-Suite
- ❖ 2nd Floor Landing, Walk-in Airing Cupboard, Shower Room
- ❖ Two 2nd Floor Bedrooms (18'8 x 13'10 & 18'8 x 11'2)
- ❖ End-of-Chain, South facing Garden

VIEWING
APPOINTMENT:

DAY:

TIME:

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Ground Floor:

OPEN PORCH:

Outside courtesy light, part glazed security front door to:-

ENTRANCE HALLWAY:

Plain plaster ceiling, coving, engineered Oak flooring, under stairs cupboard, door to garage.

CLOAKROOM:

Front aspect sealed unit double glazed window, plain plaster ceiling, engineered Oak flooring, radiator, close coupled wc, wash hand basin.

DINING ROOM: 11'0 x 10'11.

Triple front aspect sealed unit double glazed window, plain plaster ceiling, coving, engineered Oak flooring, radiator, dimmer switch.

KITCHEN BREAKFAST ROOM: 19'2 x 11'0 narrowing to 8'2.

Rear aspect sealed unit double glazed window, French PVC doors to the garden, plain plaster ceiling, down lighting, two radiators, ceramic tiled floor. Range of base and wall units with 'Minerelle' composite worktops (like Corian) and tiled surrounds, stainless steel 5 burner double oven & grill 'Rangemaster' range cooker, integrated dishwasher, integrated ¾ height fridge, breakfast bar centre island, TV point..

RE-FITTED UTILITY ROOM: 7'0 x 5'0.

Half glazed security side door to the garden, plain plaster ceiling, extractor fan, ceramic tiled floor, radiator. Range of base and wall units with 'Minerelle' composite worktops, spaces for washing machine and tumble dryer, stainless steel sink.

LIVING ROOM: 16'6 x 14'9.

Rear aspect PVC French doors to the garden patio, plain plaster ceiling, ceiling rose, coving, engineered Oak flooring, radiator, TV & satellite connections, polished marble contemporary fireplace with living flame gas fire through pebbles.

First Floor:

1st FLOOR LANDING:

Front aspect sealed unit double glazed window, plain plaster ceiling, radiator, dimmer switch (for bathroom), staircase up.

MASTER BEDROOM SUITE:

Dressing Room:

Plain plaster ceiling, coving, wall-to-wall 4-door wardrobe, radiator.

Re-fitted En-Suite Shower Room

Front aspect sealed unit double glazed window, plain plaster ceiling, down lighting, extractor fan, ceramic tiled floor, 5'6 walk in shower enclosure, inset wash hand basin, dual flush close coupled wc.

Master Bedroom: 12'8 x 10'8.

Front aspect sealed unit double glazed window, plain plaster ceiling, coving, 4-door wardrobe, dressing table, radiator, TV point.

BEDROOM TWO: 11'6 x 11'3.

Rear aspect sealed unit double glazed window, plain plaster ceiling, radiator.

STUDY: 8'3 x 7'2.

Rear aspect sealed unit double glazed window, plain plaster ceiling, radiator, telephone point.

RE-FITTED BATHROOM: 8'3 x 5'6.

Rear aspect sealed unit double glazed window, plain plaster ceiling, down lighting, chrome heated towel rail, fully tiled walls, bath with mixer tap and shower attachment, pedestal wash hand basin, shaver socket, dual flush close coupled wc.

BEDROOM THREE: 11'1 x 10'5.

Rear aspect sealed unit double glazed window, plain plaster ceiling, radiator, inset wash hand basin, built-in wardrobe.

JACK'n'JILL En-SUITE SHOWER ROOM:

Side aspect sealed unit double glazed window, plain plaster ceiling, extractor fan, vinyl flooring, radiator, shower enclosure, close coupled wc.

BEDROOM FOUR: 11'0 x 8'11 extending to 12'5.

Front aspect sealed unit double glazed window, plain plaster ceiling, radiator, inset wash hand basin, built-in wardrobe.

Second Floor:

2nd FLOOR LANDING:

Radiator, access to loft space with drop down ladder, part boarding and light-on-a-lead.

Walk-in airing cupboard: 6'4 x 5'3.

Pressured hot water tank.

SHOWER ROOM: 7'10 x 5'10.

Plain plaster ceiling, extractor fan, radiator, shower enclosure, inset wash hand basin, close coupled wc, half tiled walls.

ATTIC BEDROOM 1: 18'8 x 13'10 widening to 18'3.

Side aspect sealed unit double glazed window, three 'Velux' skylights, plain plaster ceiling, two radiators, TV & satellite connections, telephone point.

ATTIC BEDROOM 2: 18'8 x 11'0.

Two 'Velux' skylights, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: Refer to photograph.

REAR GARDEN: Refer to photographs.

Patios & paved area to the side, side gate, tap.

DOUBLE GARAGE: 17'0 x 17'0.

Twin up-and-over doors, light & power, integral door to the hall.

DRIVEWAY PARKING:

Parking for 4 cars in a 2x2 configuration with additional space behind. Refer to floor plan and photographs. This private hammerhead end to the cul-de-sac allows good swing-in and turning space for ease of parking.

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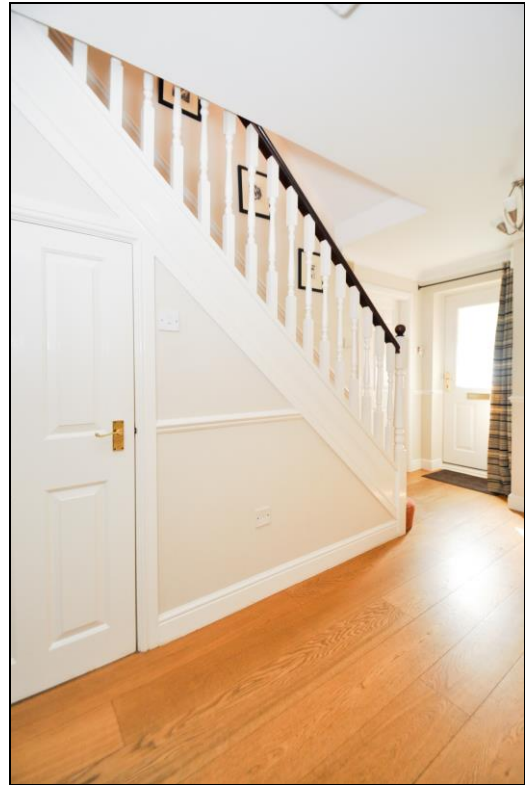
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Front



Cloakroom, Entrance Hall



Entrance Hall



Utility Room



Dining Room



Dining Room

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Re-fitted Kitchen Breakfast Room



Re-fitted Kitchen Breakfast Room



Re-fitted Kitchen Breakfast Room



Re-fitted Kitchen Breakfast Room



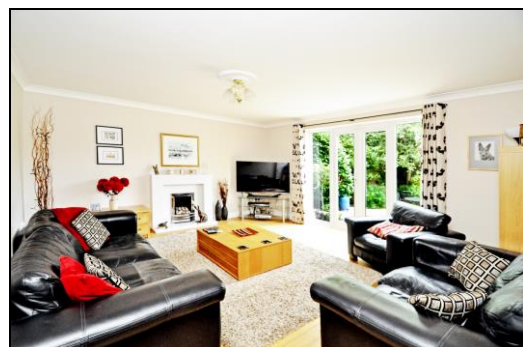
Range Cooker



Re-fitted Kitchen Breakfast Room



Living Room



Living Room

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First Floor Landing



First Floor Landing



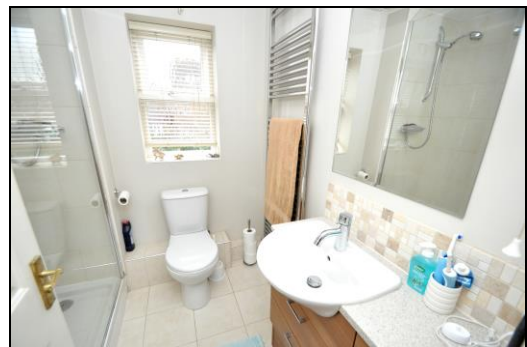
Bedroom One



Bedroom One



Wardrobes (Bedroom One)



Re-fitted En-Suite Shower Room



Bedroom Two



Bedroom Two

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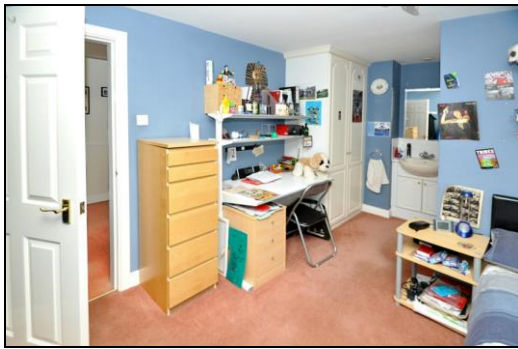
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Bedroom Three



Bedroom Three



Bedroom Four



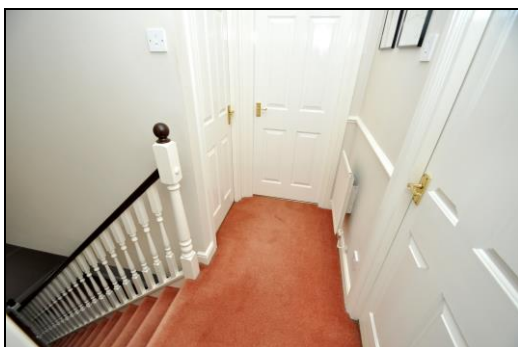
Bedroom Four



En-Suite shared between Bedrooms 3 & 4



First Floor Re-fitted Main bathroom



Second Floor Landing



2nd Floor Shower Room

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2nd Floor – Larger Bedroom



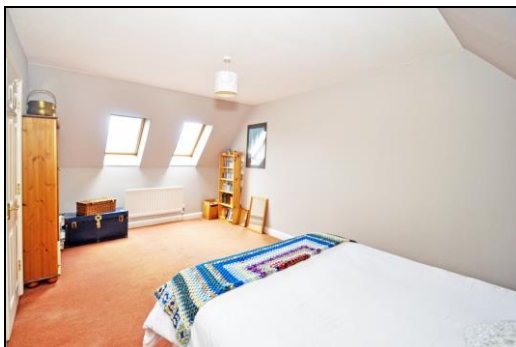
2nd Floor – Larger Bedroom



2nd Floor – Larger Bedroom



2nd Floor – smaller Bedroom



2nd Floor – smaller Bedroom



2nd Floor – smaller Bedroom



Rear Garden & Elevation Aerial View



Rear Garden & Outlook Aerial View

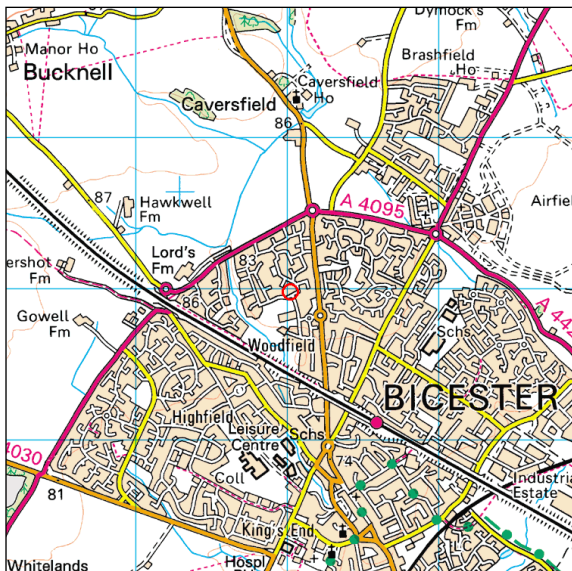
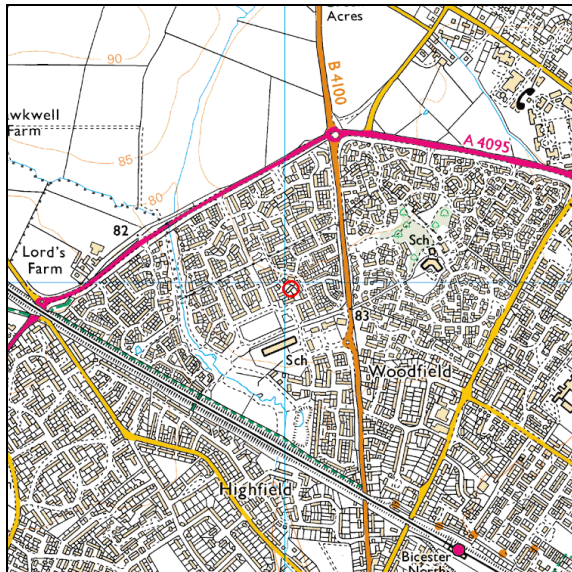
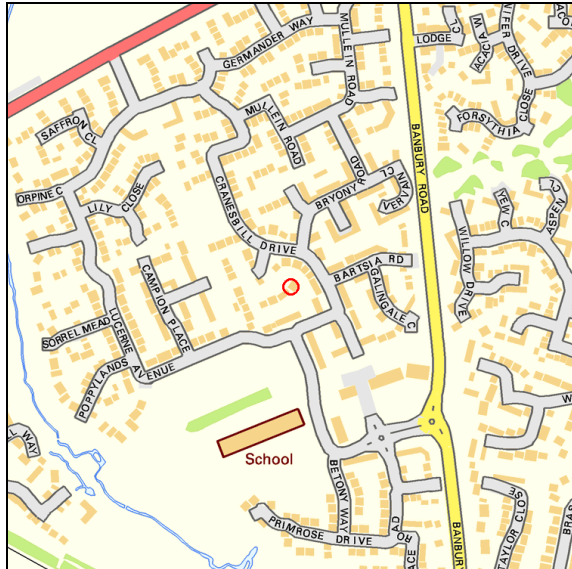
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Space for Notes:

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About Bure Park

Bure Park has an array of shops comprising an award winning Fish & Chip shop, a Chinese Take-Away, a Hairdresser's, a Pharmacy and a Co-op which has a hole-in-the-wall cash machine plus cash back on the tills.

There is also a Family Pub, Busy Bee's Nursery and a network of footpaths and cycle-ways run inter-connecting through the heart of the estate. These in turn connect into the Conservation Area through the middle of the estate along the River Bure. Please note that Fluellen Place lies well above risk from flooding.

There is a junior school of good repute the Key Stage 2 results can be found on our website www.bartonfleming.co.uk

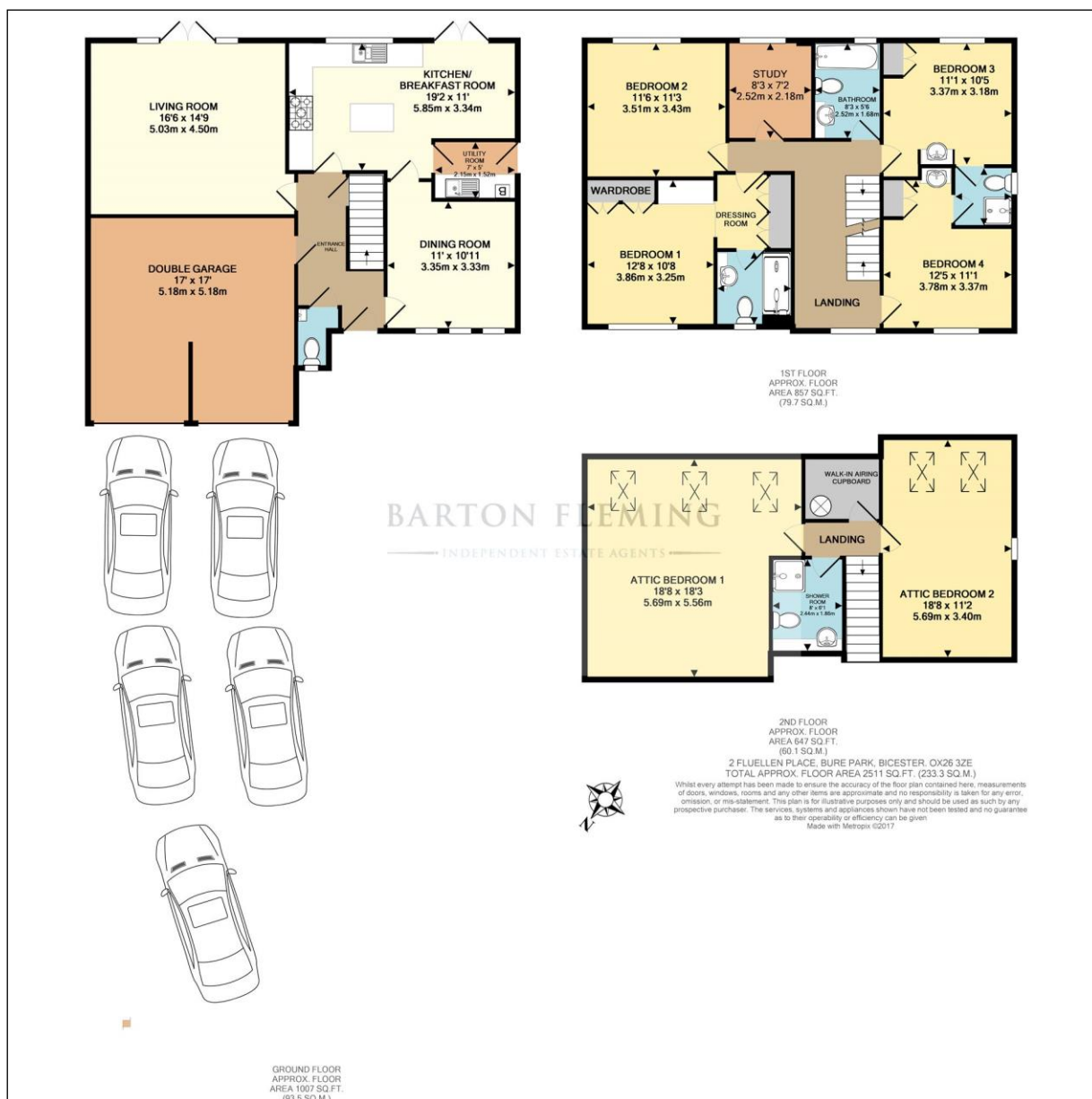
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