

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**29 Purslane Drive, Bure Park,
Bicester, Oxfordshire. OX26 3EE**

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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

29 Purslane Drive, Bure Park, Bicester, Oxon. OX26 3EE



Tucked away down the end of a private cul-de-sac a David Wilson 'Lowswater' Four Bedroom Executive Detached with Re-fits to the Cloakroom, Main Bathroom & En-suite

FREEHOLD

Offers in Excess of: £ 575,000

- ❖ Open Porch, Entrance Hall
- ❖ Re-fitted Cloakroom
- ❖ Bay fronted Living Room with fireplace
- ❖ Dining Room with French doors onto the garden
- ❖ Kitchen open plan to Family Room, Utility Room
- ❖ Family Room with French doors onto the garden
- ❖ Galleried Landing, Re-fitted Main Bathroom
- ❖ Four Double Bedrooms all with built-in wardrobes
- ❖ Master Bedroom with Dressing Room & Re-fitted En-suite
- ❖ Double Integral Garage & Double Width Driveway Parking
- ❖ Potential to create more parking.

VIEWING
APPOINTMENT:

DAY:

TIME:

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Ground Floor:

OPEN PORCH:

Courtesy light, part glazed front door with half glazed side pane to:

ENTRANCE HALL:

Traditional plastered and coved ceiling, radiator, telephone point, thermostat, alarm pad and panic point, stairs rising to first floor landing.

RE-FITTED CLOAKROOM:

Traditional plaster ceiling, extractor fan, ceramic tiled floor, chrome heated towel rail, wash hand basin with cupboard under, concealed cistern wc, illuminated mirror.

LIVING ROOM: 18'3 into bay x 11'10.

Front aspect leaded-light PVC double-glazed window, glazed French doors to both hall and dining room, traditional plastered and coved ceiling, two radiators, fireplace with living flame coal effect fire set into marble hearth & surround with composite stone finish mantle, television point, and telephone point.

DINING ROOM: 10'9 x 10'2.

Rear aspect glazed double PVC double-glazed French doors to the patio, traditional plastered and coved ceiling, and radiator.

KITCHEN: 13'1 x 10'8 narrowing to 8'7.

Rear aspect PVC double-glazed window, traditional plaster ceiling, down-lighting, ceramic tiled floors, range of base, display and wall units, tiled surrounds, sink unit with mixer tap, integrated dishwasher, integrated fridge freezer, fitted stainless steel double cavity fan oven/grill, four ring gas hob, extractor hood, open plan to family room & door to Utility Room.

FAMILY ROOM: 14'0 x 9'3.

French PVC doors to the patio, rear and side aspect PVC double-glazed windows, traditional plastered ceiling, two radiators, telephone point, television point.

UTILITY ROOM: 7'7 x 5'3.

Half glazed door to side pathway, traditional plaster ceiling, extractor fan, wall mounted boiler, programmer, radiator, under-stairs cupboard, base unit with laminated work surface over, tiled surrounds, sink unit with mixer tap, space for automatic washing machine, alarm control box.

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First Floor:

GALLERIED LANDING:

Traditional plaster ceiling, loft hatch, airing cupboard, radiator.

BEDROOM ONE: 15'0 x 10'8 extending to 17'6.

Front aspect leaded-light PVC double-glazed window, traditional plaster ceiling, two radiators, built-in wardrobes (refer to floor-plan), telephone point, TV point, Open plan to:

DRESSING AREA: 5'6 x 5'6

Front aspect leaded-light PVC double-glazed window, traditional plaster ceiling, radiator.

RE-FITTED EN-SUITE SHOWER ROOM: 8'3 x 6'6.

Side aspect PVC double-glazed window, traditional plaster ceiling, extractor fan, chrome heated towel rail, large shower enclosure with thermostatic shower and sliding head support, inset wash hand basin with cupboard under, concealed cistern wc.

BEDROOM TWO: 12'7 x 12'0 plus built-in wardrobes.

Front aspect leaded-light PVC double-glazed window, traditional plaster ceiling, radiator, built-in wardrobes (refer to floor plan).

BEDROOM THREE: 12'0 x 11'8 plus built-in wardrobes.

Rear aspect PVC double-glazed window, traditional plaster ceiling, radiator, built-in wardrobes (refer to floor plan),

BEDROOM FOUR: 14'2 x 9'3 plus built-in wardrobes.

Rear aspect PVC double-glazed window, traditional plaster ceiling, radiator, built-in wardrobes (refer to floor plan),

FAMILY BATHROOM: 9'7 x 6'3.

Rear aspect PVC double-glazed window, traditional plaster ceiling, LED down-lighting, extractor fan, radiator, full-size shower cubicle with thermostatic shower and sliding head support, panel enclosed double ended bath with centre tap and shower attachment, recessed shelving, wash hand basin with cupboard beneath, concealed cistern wc.

Outside:

INTEGRAL DOUBLE GARAGE:

Up-and-over door, plastered ceiling, fuse box, double width driveway, further space suitable for parking to the side.

FRONT & REAR GARDENS: Refer to photographs.

Side gate, outside tap, external gas and electricity meter boxes, trees, shrubs and patio.

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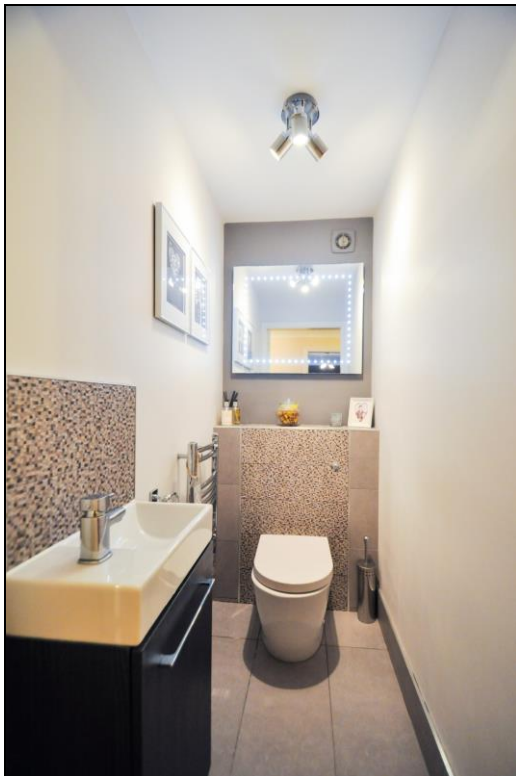
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Front & Private Driveway



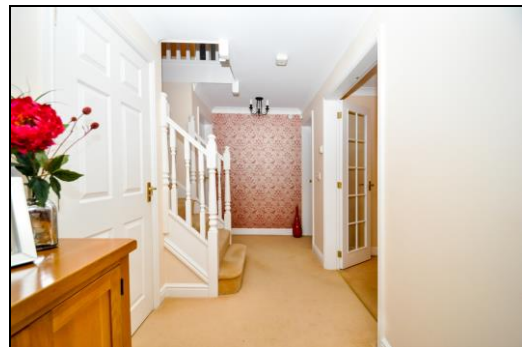
Entrance Porch



Re-fitted Cloakroom



Entrance Hallway



Entrance Hallway



Living Room



Living Room

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Dining Room



Dining Room



Kitchen



Kitchen open plan to Family Room



Utility Room



Family Room



Galleried Landing



Galleried Landing

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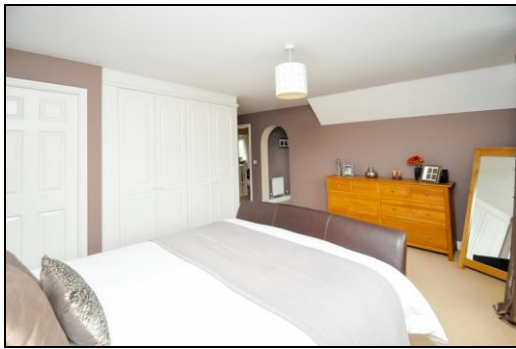
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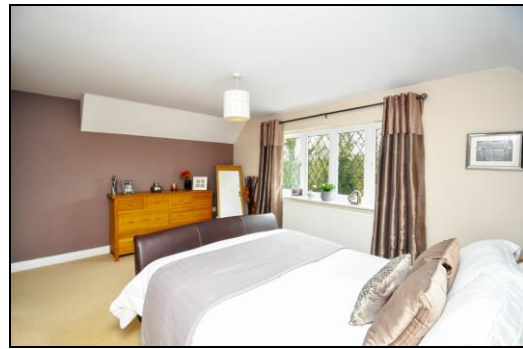
Re-fitted Main Bathroom



Re-fitted Main Bathroom



Bedroom One



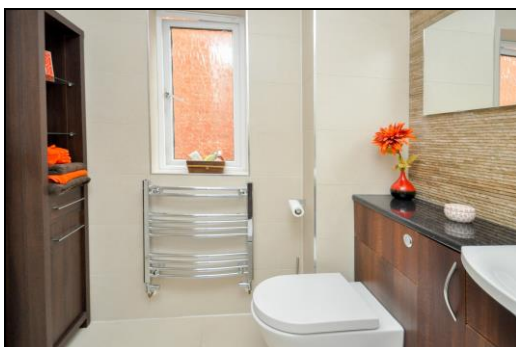
Bedroom One



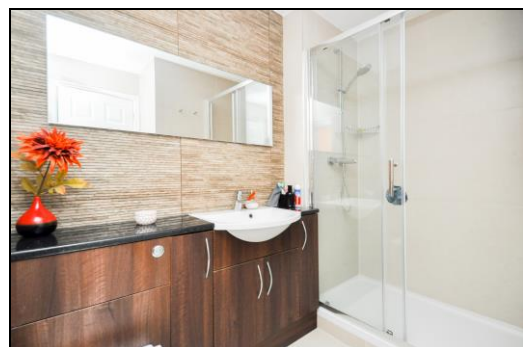
Dressing Room, Additional Wardrobes



Bedroom One



Re-fitted En-Suite Shower Room



Re-fitted En-Suite Shower Room

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Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Bedroom Four



Bedroom Four



Rear Garden



Rear Garden

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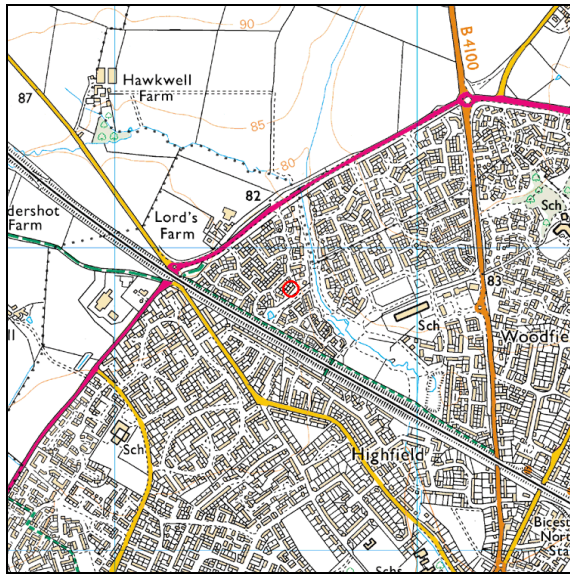
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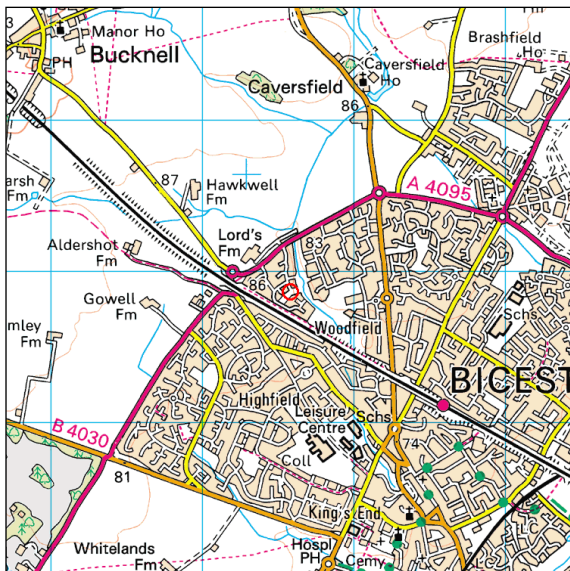


Street, Area & Town Maps.

The Red circle in the centre of each map marks the exact location of the property.



Space for Notes



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Bure Park Shops – Archive Picture

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 and a cash back facility on the tills.

There is also a Family Pub, Busy Bees Children's nursery and a network of footpaths and cycleways 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 Purslane Drive lies well above any 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

Space for Notes

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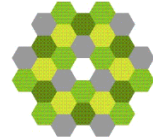
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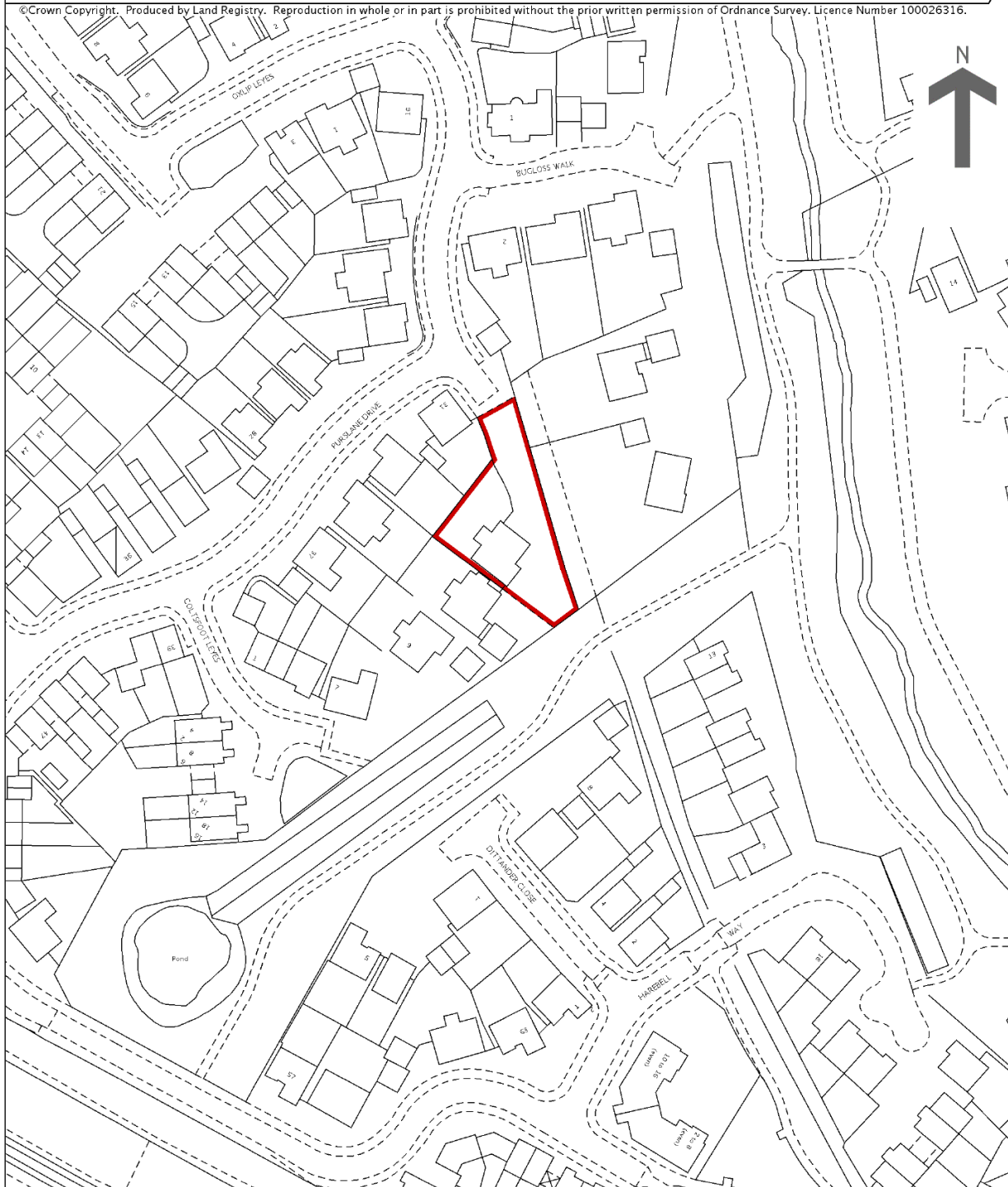
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Land Registry
Current title plan

Title number **ON248618**
Ordnance Survey map reference **SP5723NE**
Scale **1:1250**
Administrative area **Oxfordshire : Cherwell**



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