

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**1 Oxlip Leyes, Bure Park, Bicester,
Oxfordshire. OX26 3ED**

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

1 Oxlip Leyes, Bicester, Oxon. OX26 3ED



David Wilson 'Loweswater' design with the Kitchen open plan to the Dining-cum-Family Room, Refitted Cloakroom, Main Bathroom & En-Suite Shower Room

FREEHOLD

£ 550,000

- ❖ Open Porch, Reception Hallway
- ❖ Re-fitted Cloakroom
- ❖ Bay Fronted Living Room with Fireplace and full chimney
- ❖ Formal Dining Room
- ❖ Kitchen open plan to Dining-Family Room
- ❖ Galleried Landing
- ❖ Four Full Double Bedrooms each with wardrobes
- ❖ Dressing Room & Re-fitted En-suite Shower Room (Bed 1)
- ❖ Re-fitted Family Bathroom
- ❖ South facing Rear Garden
- ❖ Integral Double Garage

VIEWING
APPOINTMENT:

DAY:

TIME:

Telephone 249922

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Ground Floor:

OPEN PORCH:

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

ENTRANCE HALL:

Front aspect leaded light PVC double glazed window adjoining door, Hive internet control central heating control, plain plaster ceiling, coving, telephone point, radiator, laminate flooring.

REFITTED CLOAKROOM:

Extractor fan, vinyl flooring, concealed cistern WC, wash hand basin with cupboard under, radiator.

LIVING ROOM: 15'10 plus bay x 12'0

Front aspect PVC leaded light double glazed bay window, plain plaster ceiling, coving, TV and satellite connections, living flame coal effect fire with external chimney, two radiators.

DINING ROOM: 10'10 x 10'2

Rear aspect PVC double glazed French doors, plain plaster ceiling, coving, radiator.

KITCHEN DINING/FAMILY ROOM:

Kitchen Area: 12'9 x 8'7 extending to 10'8 – rear aspect PVC double glazed window, plain plaster ceiling, LED down-lighting, ceramic tiled floor, range of base and eye level units, roll edge laminate work-surfaces, tiled surrounds, display cabinet, integrated freezer, space for dishwasher, 1½ bowl stainless steel sink, integrated fridge, 600mm drawer unit, tray space, 4-ring stainless steel gas hob with extractor chimney, double cavity glass finish fan oven/oven grill, microwave shelf above.

Dining/Family Area: 14'1 x 9'3 – side and rear aspect PVC double glazed windows, side aspect PVC French doors to garden, plain plaster ceiling, aspect to loft space, ceramic tiled floor, TV point, radiator, telephone point.

UTILITY ROOM: 9'1 x 5'4

Rear aspect half-glazed PVC security door to garden, door to garage, ceramic tiled floor, wall mounted boiler, range of base units, roll edge laminate work-surface, space for washing machine, space for tumble dryer, under-stairs cupboard.

First Floor:

GALLERIED LANDING:

Plain plaster ceiling, loft hatch (*part-boarded*), airing cupboard.

REFITTED BATHROOM: 9'8 x 6'4

Rear aspect PVC double glazed window, plain plaster ceiling, extractor fan, vinyl flooring, chrome heated towel rail, large shower enclosure with thermostatic shower, sliding head support, panel enclosed bath with mixer tap and shower attachment, concealed cistern WC, inset wash hand basin with fitted cupboard under.

BEDROOM ONE: 12'0 x 10'8 widening to 17'6

Front aspect leaded light PVC double glazed window, plain plaster ceiling, radiator, TV and telephone points, 8-door built-in wardrobes.

RE-FITTED EN-SUITE SHOWER ROOM: 6'6 x 8'2 (max)

Side aspect PVC double glazed window, plain plaster ceiling, extractor fan, down-lighting, vinyl flooring chrome heated towel rail, large shower enclosure with rain head and second attachment, inset wash hand basin, concealed cistern WC.

BEDROOM TWO: 12'9 x 12'0

Front aspect leaded light PVC double glazed window, radiator, 3-door wardrobe, TV and telephone points.

BEDROOM THREE: 12'0 x 11'8

Rear aspect PVC double glazed window, plain plaster ceiling, 3-door wardrobe, TV point.

BEDROOM FOUR: 14'2 x 9'3

Rear aspect PVC double glazed window, plain plaster ceiling, 4-door wardrobe, TV and telephone points.

DOUBLE INTEGRAL GARAGE:

Full width up and over door, plastered ceiling, light and power.

Outside:

FRONT GARDEN: Refer to photograph.

REAR GARDEN: Refer to photographs.

Outside tap, outside light, shed, side gate.

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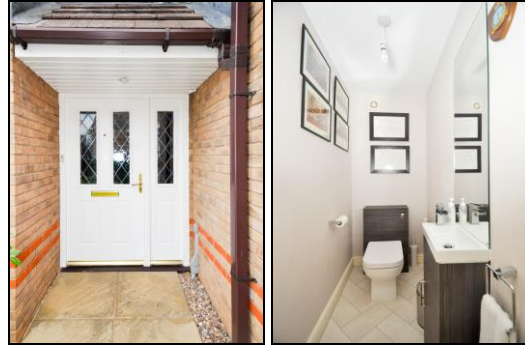
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Front



Porch, Re-fitted Cloakroom



Reception Hallway



Living Room



Living Room



Living Room



Dining Room



Dining Room

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Kitchen-Dining-Family



Kitchen-Dining-Family



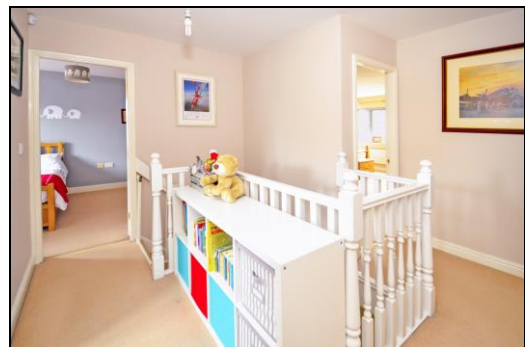
Kitchen-Dining-Family



Kitchen-Dining-Family



Utility Room



Galleried Landing



Re-fitted Main Bathroom



Re-fitted Main Bathroom

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Bedroom One



Bedroom One



Dressing Room & Re-fitted En-Suite



Re-fitted En-Suite



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three

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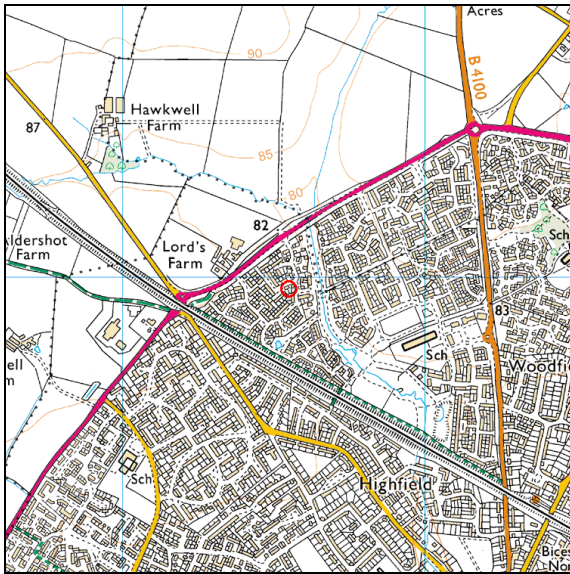
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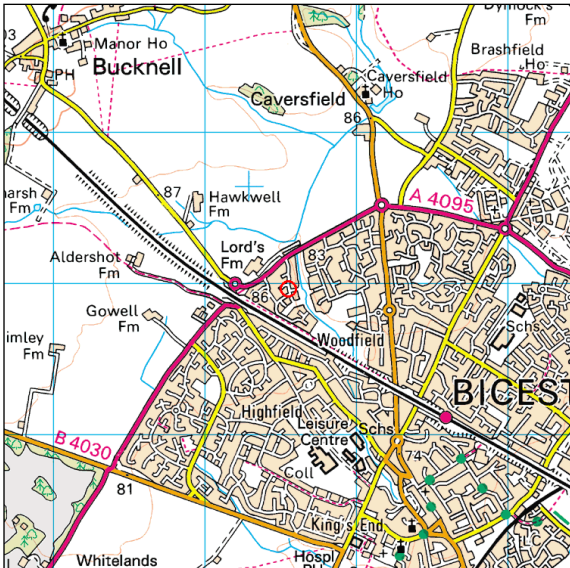
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Bedroom Four



Rear Elevation & Garden



Rear Elevation & Garden



Rear Garden & Outlook

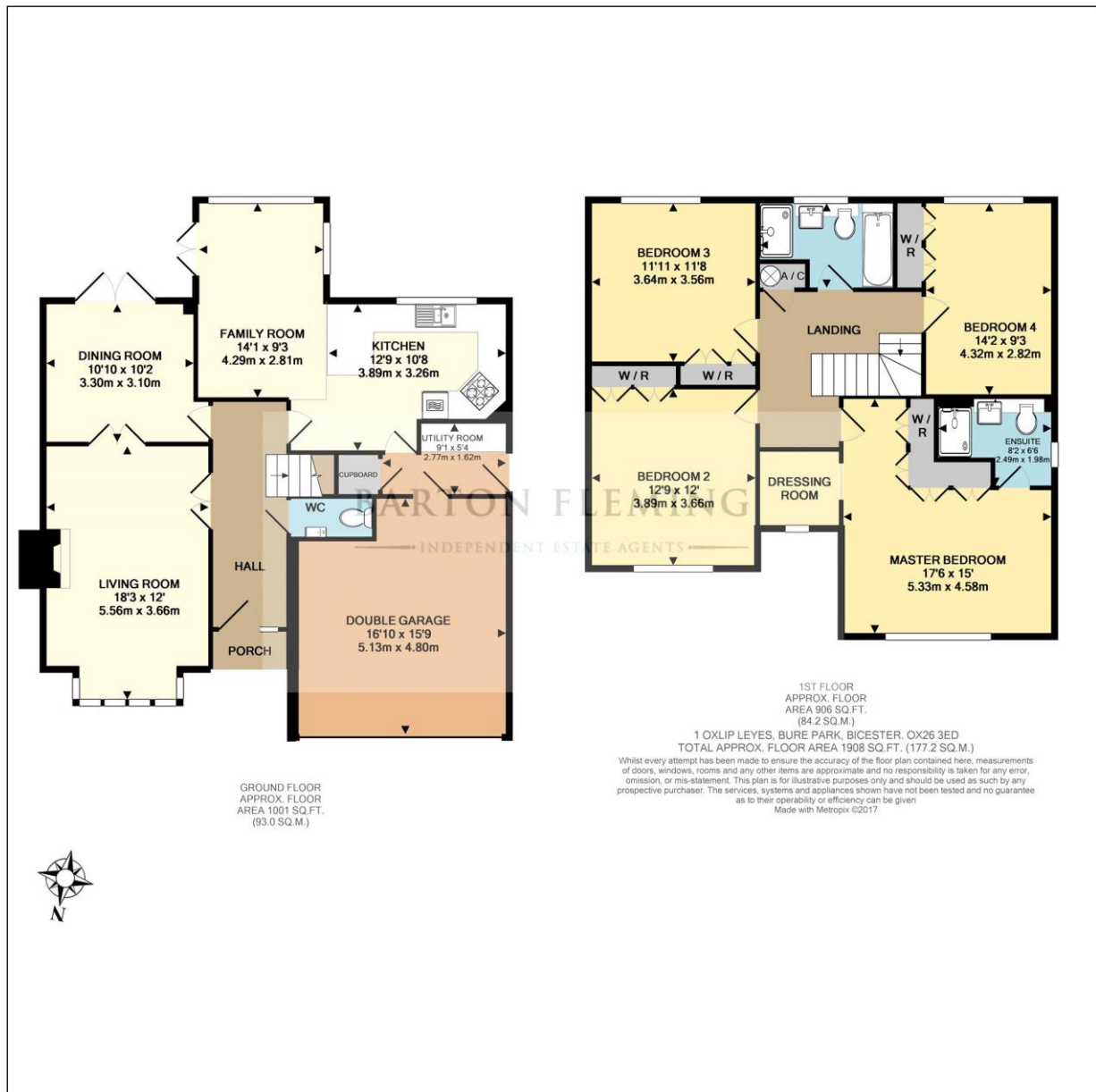
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