

Property details approval form

2 Buxton Close, Bicester, Oxfordshire, England, OX26 1FG

Date: 15 January 2026

Property Ref and Version: BIC309062 - 0008

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers over £550,000

Tenure: Freehold

○ Key Features

- > Energy Rating: B
- > Very Well Presented Detached Family Home
- > Kitchen Diner with Stone Worktops, and Utility Room
- > Spacious Living Room with Bay Window
- > Main Bedroom with Bath and Shower Room with Spacious Walk-In Wardrobe
- > Three Other Double Bedrooms, Fifth Room for Single Bedroom or Study
- > Family Bathroom, Additional Shower Room and Ground Floor Cloakroom
- > Enclosed Rear Garden, Driveway Parking with Garage
- > Desirable Kingsmere Location with Schools and Amenities

○ Short Description

This very well-presented, spacious detached family home must simply be viewed, comprising a detailed kitchen diner with utility room, a spacious living room, a bath and shower room with walk-in wardrobe to the main bedroom, an additional shower room, driveway parking and a garage.

○ Long Description

Situated in the sought-after Kingsmere development, this stunning five-bedroom detached family home offers modern living across three spacious floors. Designed with both style and functionality in mind, the property provides ample space throughout.

At the heart of the home lies the contemporary kitchen diner, featuring high-quality fittings, integrated appliances, and a practical utility room for additional storage and convenience. The bright and inviting living room boasts a dual-aspect design, flooding the space with natural light and creating a welcoming area for relaxing or entertaining. A ground floor cloakroom completes the main level.

The first floor comprises three well-proportioned bedrooms, including the impressive main bedroom. This luxurious retreat features an en-suite bathroom and a walk-in wardrobe for added comfort and practicality. The family bathroom is also located on this level, offering sleek finishes and plenty of space.

The top floor boasts two good size bedrooms, one benefiting from snug or storage area, and a shared shower room, providing privacy and versatility for modern living.

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Outside, the enclosed rear garden offers a safe and peaceful space for outdoor activities or relaxation. The property also benefits from a driveway with ample parking, leading to a garage for added storage or vehicle space.

This exceptional home blends modern design with family-friendly practicality, all set within the vibrant and convenient Kingsmere community.

○ Directions

○ Agents Note

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○ Room Description

Entrance Hall

Access to living room, kitchen diner, cloakroom and under stairs storage.

Kitchen Diner

Stone worktop, wall and base units, built in 5 burner gas hob and extractor, dishwasher, double oven, fridge freezer, window to front of property, access to utility room, door access to rear garden.

Utility Room

Worktop, space for washing machine, boiler location.

Living Room

Bay window to side, window to front of property.

Cloakroom

Towel rail, W.C. and basin.

First Floor Landing

Access to bedrooms one, two and three, family bathroom, airing cupboard.

Bedroom One

Double bedroom, carpet, walk-in wardrobe- 8' 2" ft in length, with en-suite including bath, walk-in shower, W.C., basin and towel rail.

Bedroom Four

Double bedroom, carpet, window to rear garden.

Bedroom Five / Study

Single bedroom, could potentially be used as a study, carpet, window to front of property.

Landing Second Floor

Access to bedrooms two and three, and shower room.

Bedroom Two

Double bedroom, carpet, dual windows, access to snug/ storage area with recessed ceiling.

Bedroom Three

Double bedroom, carpet, window to front of property.

Shower Room

Shower cubicle, partially tiled, W.C., basin and towel rail.

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○ Room Description

Garage

Power and lighting.

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○ Room Description

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○ Property Images



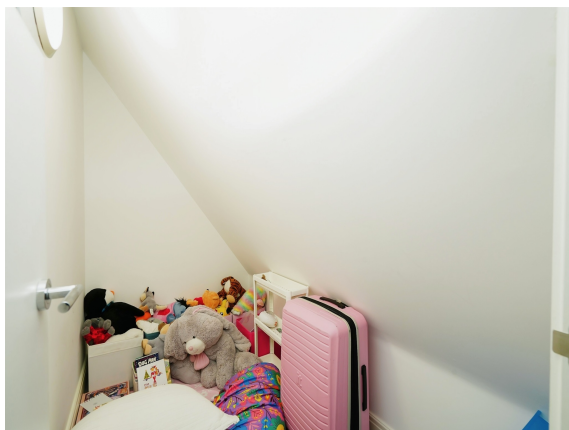
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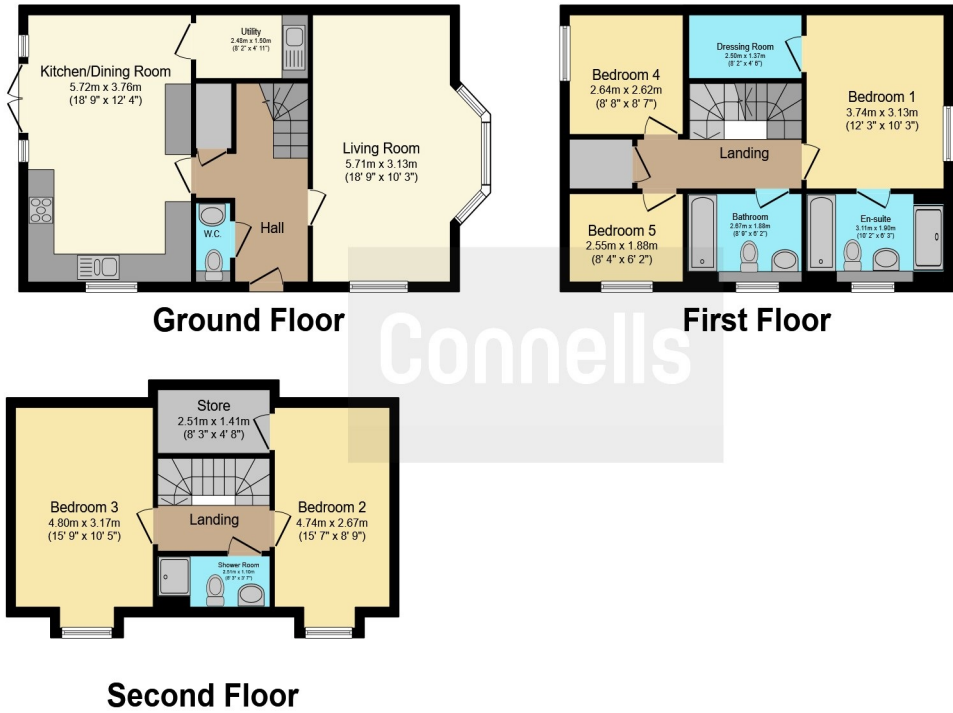
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Property Images

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Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Approval

Signature		Date
Kevin Warman		
Mr G.I.J. Morgan		