

Property details **approval form**

1 Ascot Way, Bicester, Oxfordshire, OX26 1AG

Date: 17 November 2025

Property Ref and Version: BIC309556 - 0003

Not for marketing purposes INTERNAL USE ONLY

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

guide price £260,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > Sold with no onward chain
- > Two double bedrooms
- > Open plan kitchen and living area
- > Family bathroom
- > Garage with internal access
- > Courtyard garden
- > Sought after Kingsmere location

○ Short Description

Sold with no onward chain and located within the sought after Kingsmere development, boasting two double bedrooms, open plan kitchen and living area, family bathroom, garage with internal access and has a private courtyard to the back of the property, viewing highly recommended

○ Long Description

Located within the ever-popular Kingsmere development, this well-presented two-bedroom coach house is offered for sale with no onward chain.

The home features a bright and spacious open-plan living area, complete with a modern fitted kitchen that includes integrated appliances. There are two comfortable double bedrooms and a stylish family bathroom, providing practical and well-balanced accommodation throughout.

A particular benefit of this property is the garage with internal access, offering both convenience and additional storage options. To the rear, a private courtyard garden provides a pleasant outdoor space.

Well maintained and ideally located close to local amenities, schools, and transport links, this delightful coach house makes an excellent first home, or investment opportunity.

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☐ **Directions**

☐ **Agents Note**

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○ Room Description

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Carpet, access to stairs, door to integral garage

Landing

Carpet, access to living area, bedrooms and bathroom. Double door built in storage cupboard. Windows to rear of property

Open Plan Living Area

Partially tiles and carpeted, window to front of property. Wall and base units, integrated oven, gas hob, extractor, dish washer and fridge freezer. Built in storage cupboard

Bedroom One

Double bedroom, carpet, built in sliding door storage, window to front of property

Bedroom Two

Double bedroom, carpet, built in sliding door storage, window to front of property

Family Bathroom

Tiled floor, partially tiled walls, bath with overhead shower, WC, basin, towel rail, window to rear of property

Integral Garage

Up and over door, power and lighting, under stairs storage cupboard. Door access to entrance hall

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○ Property Images



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○ Property Images



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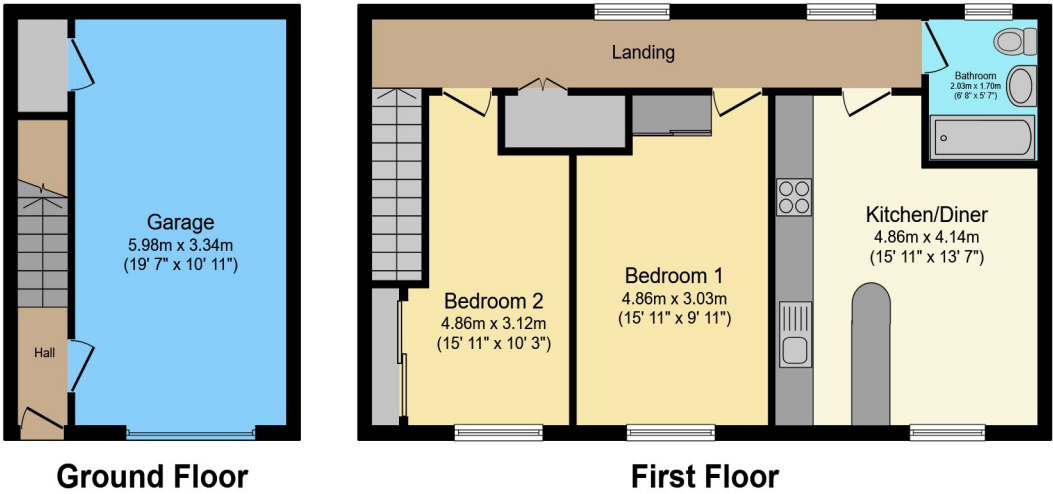
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Property Images

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Floor Plan



Total floor area 88.1 m² (948 sq.ft.) approx
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.propertybox.io



Approval

Signature		Date
Kevin Warman		
Mr C. Gurbanov		