

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**27B High Street, Croughton, Brackley. NN13 5LT**





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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**27B High Street, Croughton, Brackley. NN13 5LT**



**Uninterrupted View to Rear over Stock & Arable Farm plus Dovecote.  
A Well Presented Four Double Bedroom Detached Home with  
Reception Hallway, Inglenook Fire Thru' Living Room, Dining Room,  
Family Room & Study, Plus Re-fits to the Kitchen Breakfast Room,  
Cloakroom, Main Bathroom and En-suite Shower Room.**

**FREEHOLD**

**£ 695,000**

- ❖ Reception Hallway, Re-fitted Cloakroom
- ❖ Through Living Room with Inglenook Fireplace & Wood Burner
- ❖ Separate Dining Room, Family Room, 20Ft Kitchen Breakfast Room
- ❖ Galleried Landing, Re-fitted Main Bathroom, Four Double Bedrooms
- ❖ Re-fitted En-Suite Shower Room,
- ❖ Double Garage (part converted to the study with a window to the view)
- ❖ Parking in front of the garage and the house
- ❖ Uninterrupted View over Stock Fields & Arable Farmland to the rear
- ❖ Village Amenities

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### Ground Floor:

#### **OPEN PORCH:**

Outside courtesy light, part glazed security front door to:

#### **RECEPTION HALLWAY:**

Front aspect PVC window adjoining the front door, plain plaster ceiling, coving, under-stairs cupboard, Travertine floor tiles, telephone point, radiator, dimmer switch.

#### **CLOAKROOM:**

Side aspect PVC window, coving, RCD/MCB electricity consumer unit, Travertine flooring, dual flush close coupled, wash hand basin & cupboard under.

#### **FAMILY ROOM: 9'6 x 9'0.**

Front aspect PVC window, Oak flooring, radiator.

#### **LIVING ROOM: 20'2 x 12'4 plus inglenook.**

Front aspect PVC window, rear aspect PVC patio doors to the garden with the view over farmland, coving, Oak flooring, wall light points, radiator.

#### **DINING ROOM: 10'10 x 10'9.**

Rear aspect PVC window with the view over farmland, plain plaster ceiling, radiator, Oak flooring.

#### **KITCHEN BREAKFAST ROOM: 20'2 x 9'10.**

Side aspect PVC door to the rear hallway, side PVC aspect window, rear aspect PVC window with the view over farmland, plain plaster ceiling, down lighting, radiator, ceramic tiled floor. Range of base wall and tall units with roll-edge laminate worktops and tiled surrounds, integrated microwave combination oven, stainless steel & glass finish fan oven-grill, 4-ring diamond pattern gas hob, stainless steel & glass extractor hood, 1½ bowl porcelain sink, integrated dishwasher, integrated washing machine, integrated fridge & freezer, tall unit to store ironing board & 'Hoover'.

#### **REAR HALLWAY:**

PVC door to front and rear, tiled floor, exposed stone wall.

#### **STUDY: 9'8 x 6'7.**

Rear aspect PVC window with the view out over the farmland, laminate flooring.

### Upstairs:

#### **GALLERIED LANDING:**

Front aspect PVC window, plain plaster ceiling, coving, loft hatch (*part boarded, insulation upgrade, hard wired light*), radiator, airing cupboard.

#### **MAIN BATHROOM:**

Side aspect PVC window, plain plaster ceiling, coving, coving, down lighting, 'Karndean' flooring, panel enclosed shower bath with mixer tap and thermostatic shower over, sliding head support, screen, dual flush close coupled WC, wash hand basin & cupboard under.

#### **BEDROOM ONE: 15'6 x 10'9.**

Rear aspect PVC window with the view out over farmland, plain plaster ceiling, radiator.

#### **EN-SUITE SHOWER ROOM: 10'8 x 5'2.**

Rear aspect PVC window, plain plaster ceiling, down lighting, coving, ceramic tiled floor, chrome heated towel rail, large shower enclosure with thermostatic 'Aqualisa' power shower with external control, dual flush close coupled WC, wash hand basin with cupboard under.

#### **BEDROOM TWO: 14'0 x 9'1.**

Front aspect PVC window, coving, radiator.

#### **BEDROOM THREE: 12'4 x 10'9.**

Rear aspect PVC window with the view over farmland, coving, radiator, dimmer switch.

#### **BEDROOM FOUR: 12'4 x 9'2.**

Front aspect PVC window, coving, radiator, dimmer switch.

### Outside:

**FRONT GARDEN: Refer to photographs.**

**REAR GARDEN: Refer to photographs.**

Tap, external electricity socket, shed, patio.

#### **GARAGE:**

Originally a double garage and now with the rear half of the side closest the house converted to a study and front part left as additional utility space with space for a second washing machine. The remainder being a garage with electric door and window to the rear. Wall mounted boiler.



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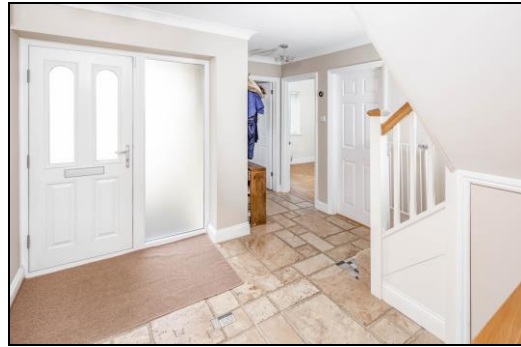
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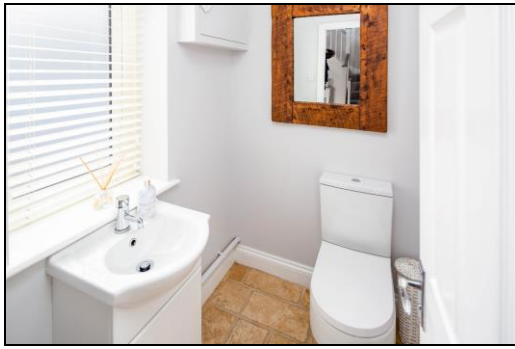
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Front



Reception Hallway



Cloakroom



Family Room



Living Room



Living Room



Living Room



Living Room

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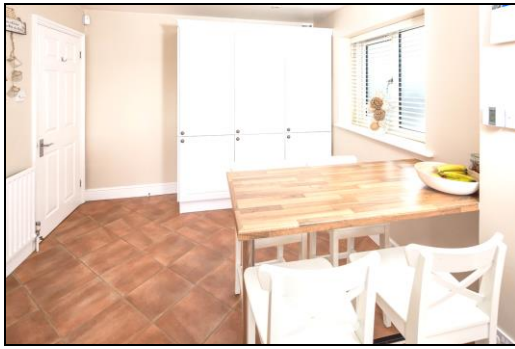
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Dining Room



Dining Room



Kitchen Breakfast Room



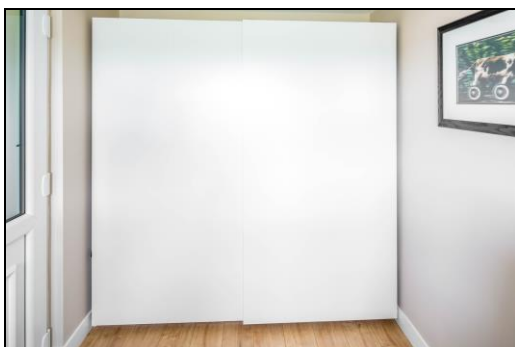
Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Study



Study



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Galleried Landing



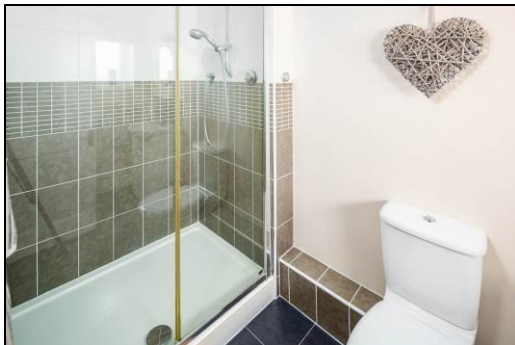
Main Bathroom



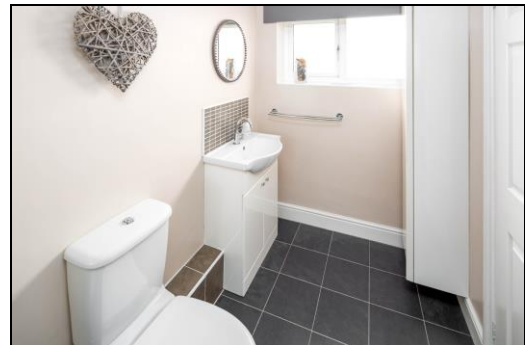
Bedroom One



Bedroom One



En-Suite Shower Room



En-Suite Shower Room



Bedroom Two



Bedroom Two

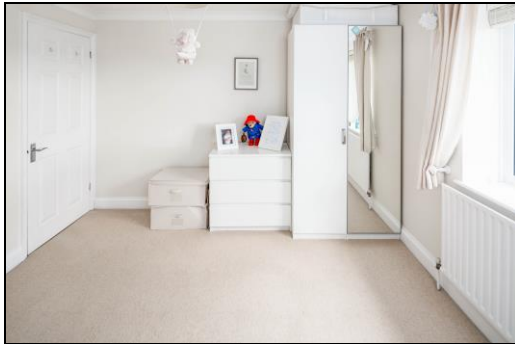
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Bedroom Three



Bedroom Three



Bedroom Four



Bedroom Four



South Facing Rear Garden



South Facing rear Garden



Outlook to the Rear



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