

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



Meadow Edge, Fringford, Bicester, Oxfordshire. OX27 8EN

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Web: www.bartonfleming.co.uk
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

Meadow Edge, Fringford, Bicester, Oxfordshire. OX27 8EN



**With Views over Paddocks and Open Countryside to the Rear
A Four Bedroom Detached House in a Sought-After Village with
Two Reception Rooms, Garage and Loft Conversions, Family
Bathroom and Two En-Suites, Front and Rear Gardens.**

FREEHOLD

£550,000

- ❖ Views out over Paddocks & Open Countryside
- ❖ Entrance Hall
- ❖ Bay Fronted Dining Room, Living Room with French Doors
- ❖ Kitchen Breakfast Room
- ❖ Good Sized Utility Room, Cloakroom
- ❖ Garage Conversion to Office & Remainder as Bike Store
- ❖ Landing, Four Bedrooms First Floor
- ❖ Family Bathroom and Two En-Suites
- ❖ Loft Conversion, Front and Rear Gardens
- ❖ Fibre to the Premises

**VIEWING
APPOINTMENT:**

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of D (65). See back page.

Council Tax: Band F

Approx. £3,088 per annum.

Ground Floor:

OPEN PORCH:

Outside courtesy light, post box, part leaded-light glazed wooden front door to:

ENTRANCE HALL:

Front aspect leaded-light windows either side of front door, plain plaster ceiling, downlighting, solid Oak flooring, radiator.

DINING ROOM:

Front aspect leaded-light bay window, plain plaster ceiling, solid Oak flooring, radiator, dimmer switch, part-glazed doors to:

LIVING ROOM:

Rear aspect PVC French doors, rear aspect PVC leaded-light window, brick fireplace and stone hearth, "AGA" wood burner, two radiators, solid Oak flooring, double dimmer switch, satellite leads.

KITCHEN BREAKFAST ROOM:

Rear aspect leaded-light PVC window, plain plaster ceiling, downlighting, ceramic tiled floor, radiator, space for table and chairs. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, 600mm cutlery and pan drawers, space for dishwasher, 1½ bowl stainless steel sink, fan oven/oven grill, 4-ring electric ceramic hob, pull out extractor hood.

UTILITY ROOM:

Rear aspect half glazed leaded-light PVC door and adjoining window, plain plaster ceiling, downlighting, access to loft space, ceramic tiled floor, range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, space for washing machine, stainless steel sink, space for tumble dryer, floor standing oil boiler (replaced January 2022), radiator.

CLOAKROOM:

Front aspect leaded-light window, plain plaster ceiling, ceramic tiled floor, close coupled WC, wash hand basin.

GARAGE CONVERSION:

Side aspect PVC window, plain plaster ceiling, radiator.

First Floor:

LANDING:

Plain plaster ceiling, downlighting, airing cupboard.

BATHROOM:

Side aspect leaded-light PVC window, plain plaster ceiling, ceramic tiled floor, chrome heated towel rail, fully tiled walls, 'P' shaped shower-bath with mixer tap, thermostatic shower, rain head, second hand-held head, sliding head support, screen, built-in furniture with concealed cistern dual flush WC, inset wash hand basin with cupboard under.

BEDROOM ONE:

Front aspect leaded-light window, plain plaster ceiling, radiator, wall-to-wall wardrobes.

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EN-SUITE:

Side aspect leaded-light window, plain plaster ceiling, downlighting, extractor fan, ceramic tiled floor, fully tiled walls, concealed cistern dual flush WC, inset wash hand basin with built-in furniture, shower enclosure with thermostatic shower and sliding head support.

BEDROOM TWO:

Rear aspect leaded-light window, plain plaster ceiling, radiator.

BEDROOM THREE:

Rear aspect twin leaded-light windows, plain plaster ceiling, radiator

BEDROOM FOUR:

Front and side aspect leaded-light windows, plain plaster ceiling, radiator.

Second Floor:

LOFT ROOM:

Twin rear aspect 'Velux' skylights, plain plaster ceiling, downlighting, built-in eaves storage.

EN-SUITE:

Side aspect leaded light windows, plain plaster ceiling, extractor fan, ceramic tiled floor, radiator, dual flush close coupled WC, wash hand basin, shaver socket, shower enclosure with thermostatic shower, sliding head support, shelf.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs
West-South-Westerly facing, side gate, views over paddock & open countryside.



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Dining Room



Dining Room



Living Room



Living Room



Living Room



Kitchen Breakfast



Kitchen Breakfast



Kitchen Breakfast

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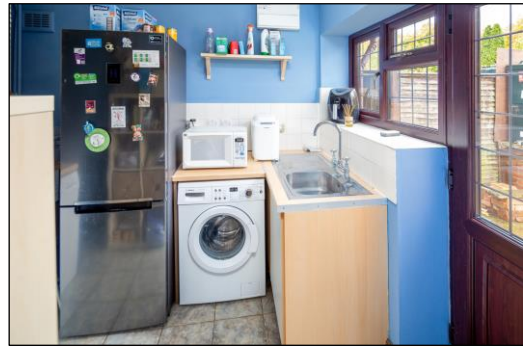
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Utility Room



Utility Room



Garage Conversion to Office



Main Bathroom



Bedroom One



Bedroom One



En-Suite to Bedroom One

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Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Bedroom Four



Bedroom Four



Loft Conversion



Loft Conversion

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Loft Room En-Suite



Rear Elevation



Rear Garden



View to the rear from the Loft Room

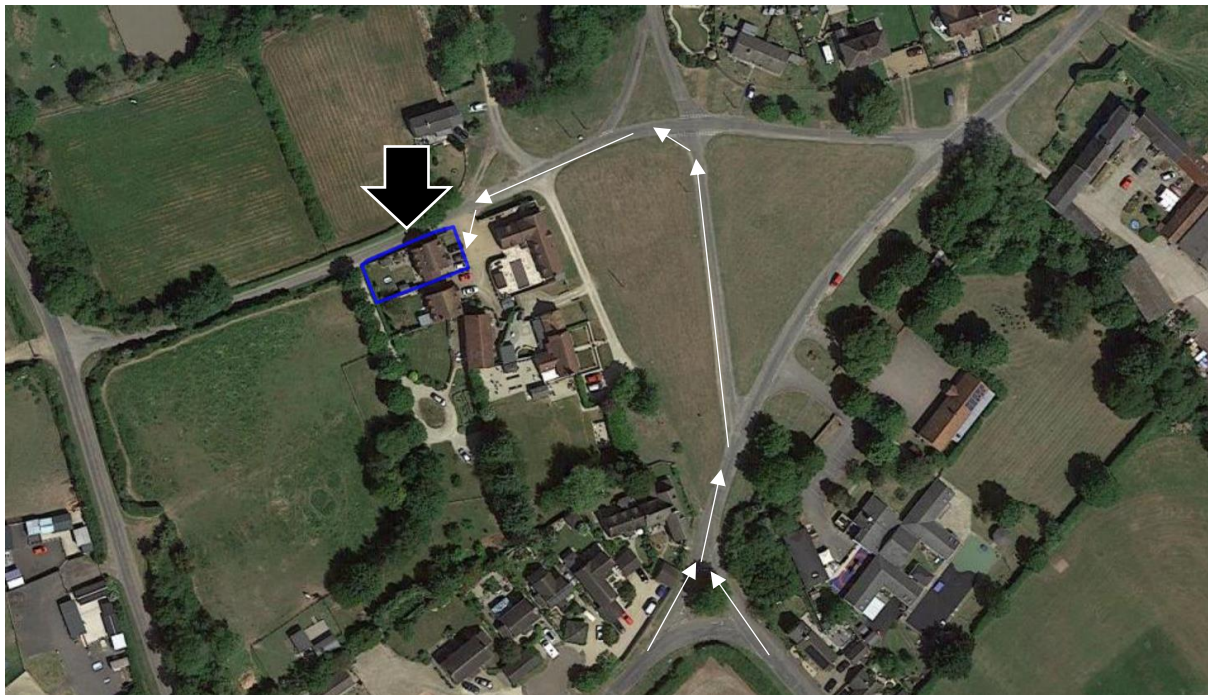
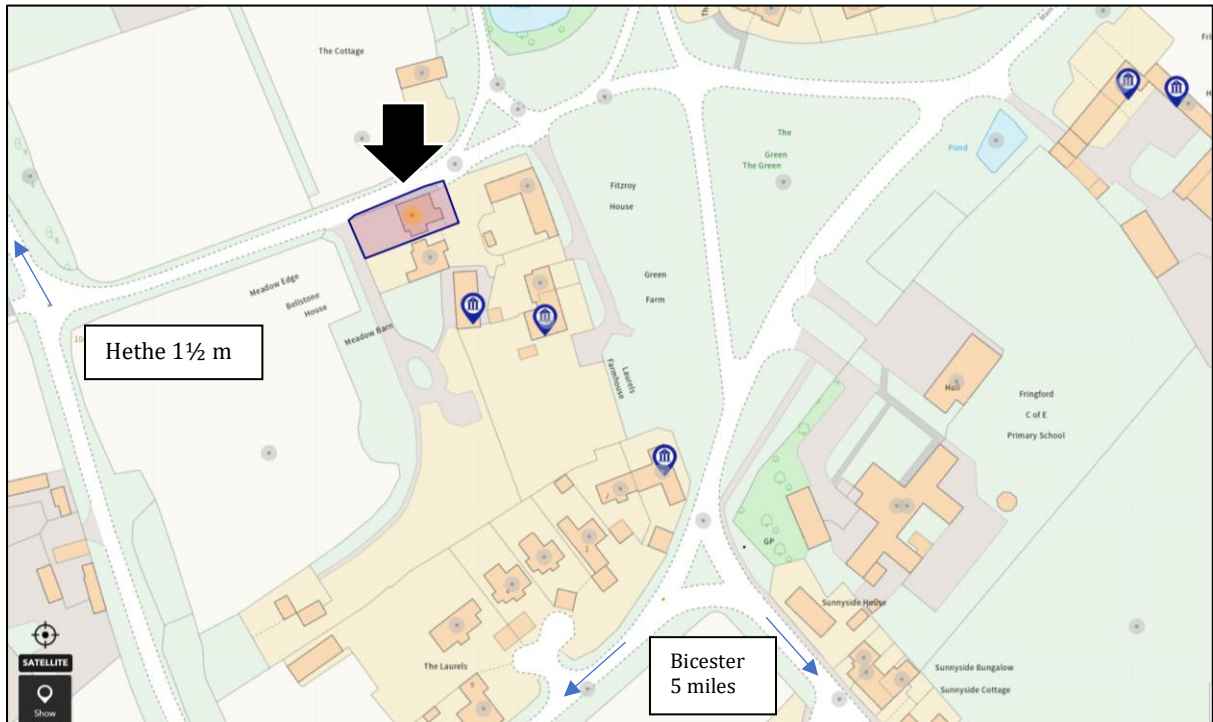
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Aerial View

Arrows show alternative routes in from Bicester.

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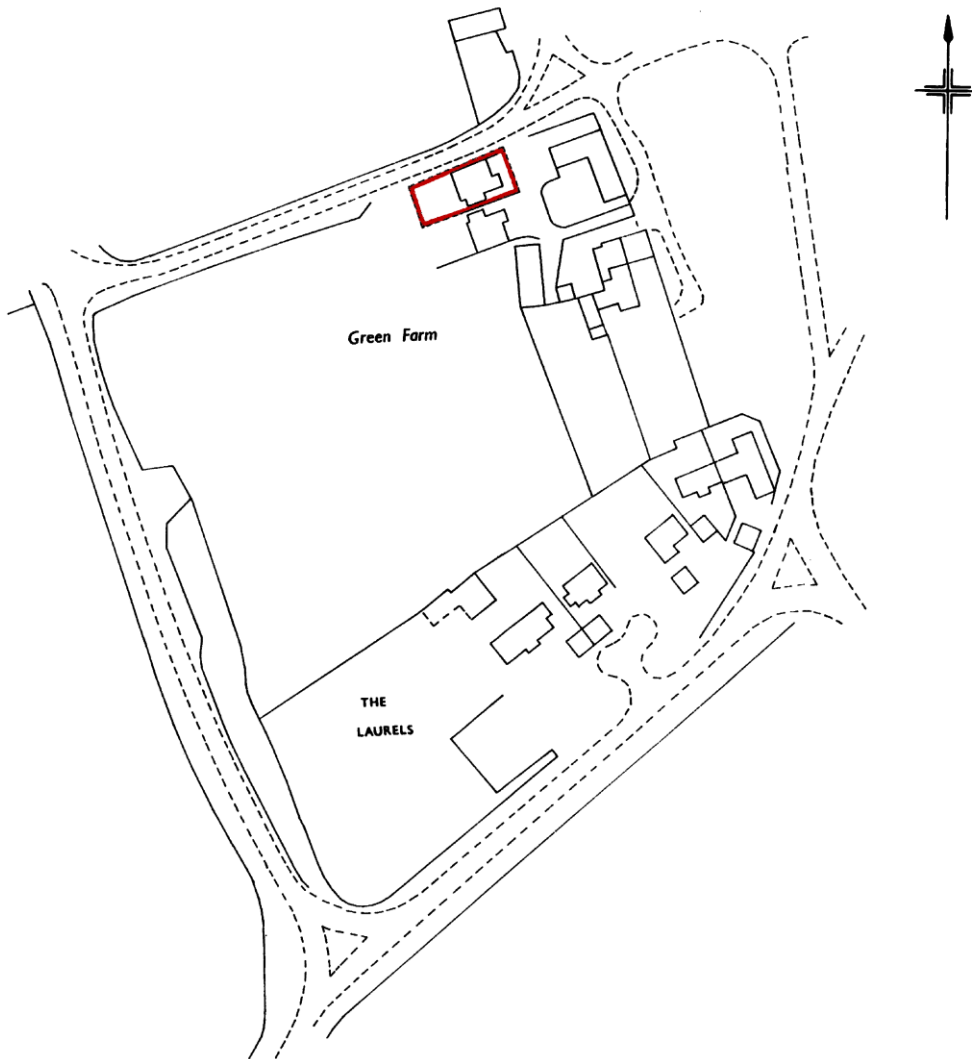
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|---|--------------------------|-------------------------|--|
| H.M. LAND. REGISTRY | | TITLE NUMBER | |
| | | ON1 277 44 | |
| ORDNANCE SURVEY PLAN REFERENCE | SP 6028 D | Scale 1/1250 | |
| COUNTY OXFORDSHIRE | DISTRICT CHERWELL | © Crown copyright | |



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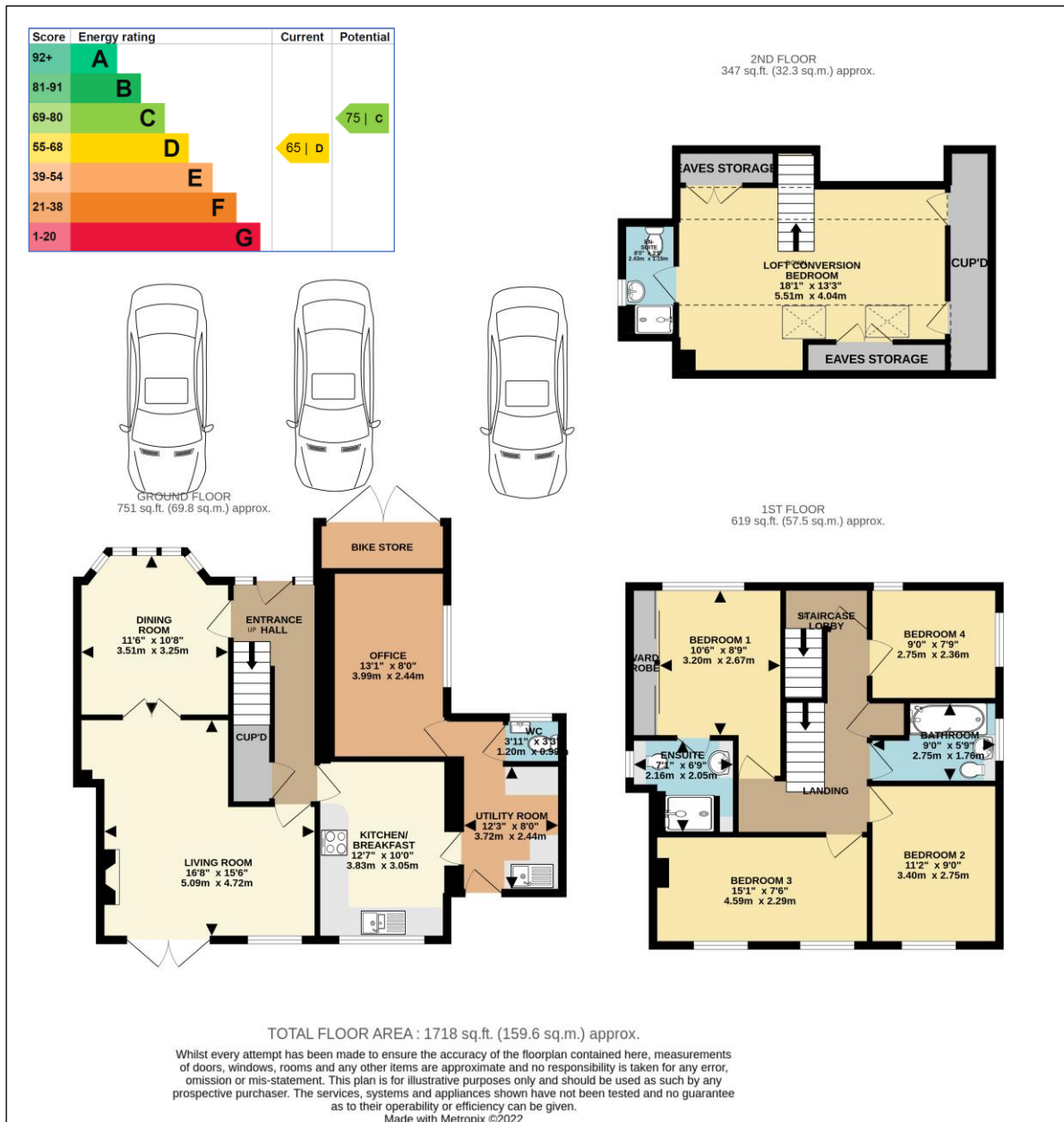
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