

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



103 Wetherby Road, Bicester, Oxfordshire. OX26 1BH

BARTON FLEMING

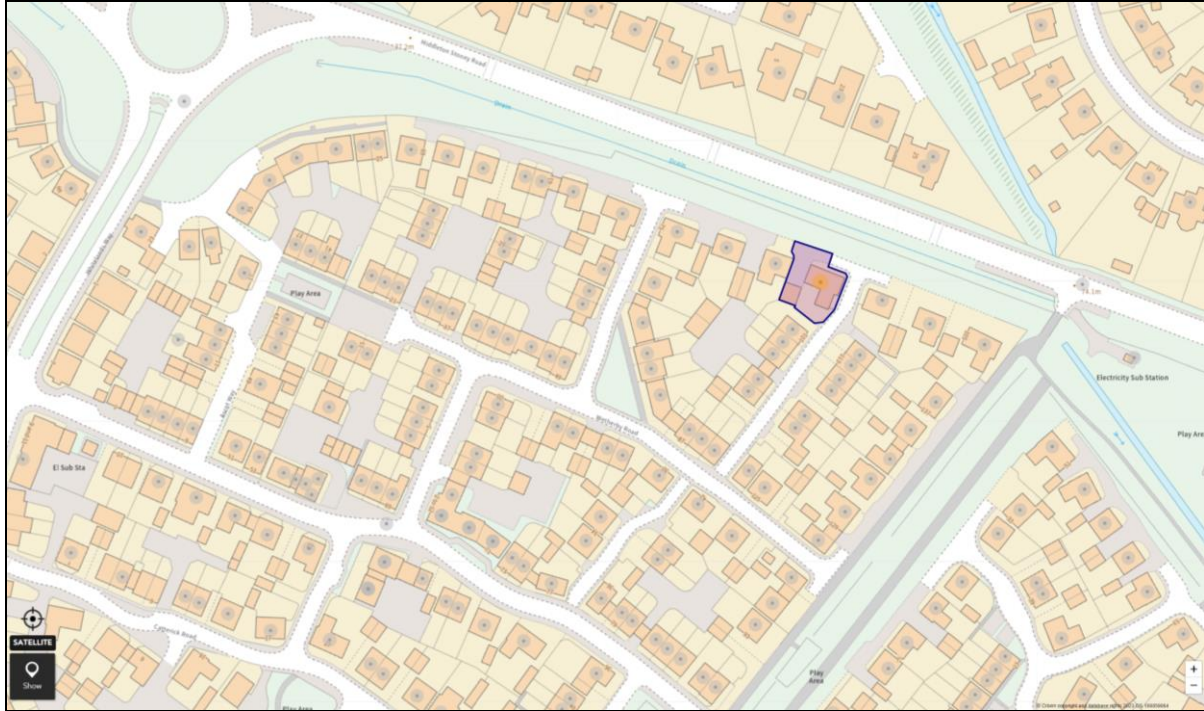
INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

103 Wetherby Road, Bicester, Oxfordshire. OX26 1BH



**Five Bedroom Detached House with Living Room and Pod,
Dining Room, Study, Kitchen/Breakfast/Family Room,
Two En-Suites and Family Bathroom, Rear Garden,
Double Garage and Parking for Several Cars**

FREEHOLD

£ 700,000

- ❖ Reception Hall
- ❖ Cloakroom
- ❖ Dining Room and Study
- ❖ Living Room with French Doors to Garden
- ❖ Kitchen/Breakfast/Family Room
- ❖ Utility Room
- ❖ Landing and Family Bathroom
- ❖ Five Bedrooms with En-Suites to Bed One and Bed Two
- ❖ South Facing Garden with Remote Controlled Garden Lighting
- ❖ Double Garage and Driveway Parking for up to 10 Cars
- ❖ Walking Distance to Bicester Village, Retail Park and Town Centre

VIEWING
APPOINTMENT:

DAY:

TIME:

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

Key Facts for Buyers:

Council Tax: Band F, approx. £3,088 pa.

EPC: B (85)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor:

PITCHED OPEN PORCH:

Twin outside courtesy lights, part-glazed security front door to:

RECEPTION HALL: 18'4 x 9'0

Front aspect PVC window, plain plaster ceiling, radiator, understairs cupboard, staircase, 'Karndean' flooring, security alarm system.

CLOAKROOM: 6'0 x 4'4

Front aspect PVC window, plain plaster ceiling, extractor fan, ceramic tiled floor, radiator, concealed cistern dual flush WC, pedestal wash hand basin.

DINING ROOM: 11'4 x 11'1

Front and side aspect PVC windows, plain plaster ceiling, radiator, 'Karndean' flooring.

STUDY: 11'0 x 6'10

Side aspect PVC window, plain plaster ceiling, downlighting, 'Karndean' flooring, radiator, TV/satellite/radio/ telephone combi point, telephone point.

LIVING ROOM: 17'8 x 13'8

Twin side aspect PVC windows either side of fireplace, rear aspect PVC window, side aspect PVC 'pod' with French doors to garden, plain plaster ceiling, downlighting, 'Karndean' flooring, two radiators, exposed feature brick walls either side of fireplace with inset gas living flame wide fire and TV recess, dimmer switch.

KITCHEN/BREAKFAST/FAMILY ROOM: 19'0 x 18'4

Kitchen Area: Front aspect PVC window, plain plaster ceiling, downlighting, ceramic tiled floor. Range of base and eye level units, mirror fleck Quartz worksurface, integrated 50:50 fridge freezer, 800mm cutlery and pan drawer, stainless steel 5-ring gas hob, ceramic splashback, stainless steel and glass extractor hood, undermounted stainless steel 'Franke' sink, integrated dishwasher, stainless steel and glass double cavity fan oven/oven grill.

Breakfast/Family Area: Rear aspect PVC French doors, plain plaster ceiling, two radiators, ceramic tiled floor, TV/satellite/telephone combi point.

UTILITY ROOM: 7'4 x 6'1

Rear aspect half glazed security door, rear aspect PVC window, plain plaster ceiling, extractor fan, ceramic tiled floor, matching units and worksurface, stainless steel sink, integrated washer, wall mounted 'Potterton Promax SL' boiler.

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

First Floor:

LANDING:

Side aspect PVC window, plain plaster ceiling, access to loft space (*part boarded*), double door airing cupboard and linen cupboard, radiator.

BATHROOM: 9'9 x 6'8

Front aspect PVC window, plain plaster ceiling, extractor fan, LED downlighting, chrome heated towel rail, polished floor tiles, double ended bath with centre tap and shower attachment, tiled surrounds, concealed cistern dual flush WC, wall hung wash hand basin, shower enclosure with thermostatic shower and sliding head support.

BEDROOM ONE: 12'5 x 11'8

Side aspect PVC window, plain plaster ceiling, radiator, wall-to-wall wardrobes, digital central heating control.

EN-SUITE: 6'11 x 5'2

Plain plaster ceiling, extractor fan, half tiled walls, ceramic tiled floor, chrome heated towel rail, shower enclosure with thermostatic shower and sliding head support, concealed cistern dual flush WC, wall hung wash hand basin, shaver socket.

BEDROOM TWO: 12'8 x 11'2

Front and side aspect PVC windows, plain plaster ceiling, radiator, three-door wardrobe.

EN-SUITE: 8'10 x 5'6

Side aspect PVC window, plain plaster ceiling, LED downlighting, extractor fan, half tiled walls, ceramic tiled floor, chrome heated towel rail, shower enclosure with sliding head support, concealed cistern dual flush WC, wall hung wash hand basin.

BEDROOM THREE: 11'5 x 10'4

Side and rear aspect PVC windows, plain plaster ceiling, radiator.

BEDROOM FOUR: 13'8 x 6'8

Front aspect PVC window, plain plaster ceiling, radiator.

BEDROOM FIVE: 8'8 x 8'1

Rear aspect PVC window, plain plaster ceiling, radiator.

Outside:

FRONT: refer to photograph

Blocked paved driveway for up to 8-10 cars, electric vehicle charging system.

DOUBLE GARAGE:

Up and over door, outside security light, light & power, outside lights, security alarm.

REAR GARDEN: refer to photographs.

South facing with remote control operated lighting at wall level, border level and suspended.

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Front



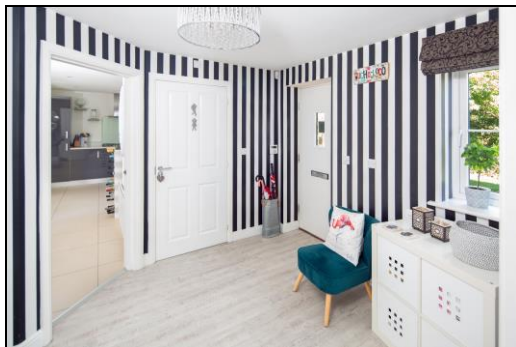
Front Door



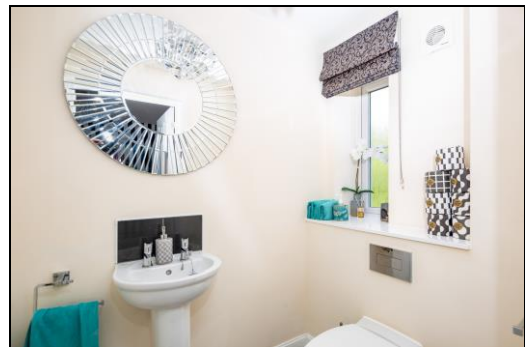
Entrance Hall



Entrance Hall



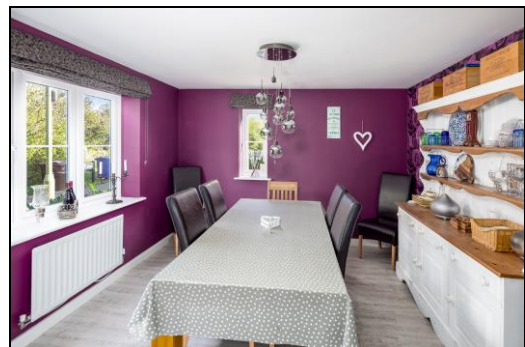
Entrance Hall



Cloakroom



Study



Dining Room

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Living Room



Living Room



Living Room



Kitchen



Kitchen

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

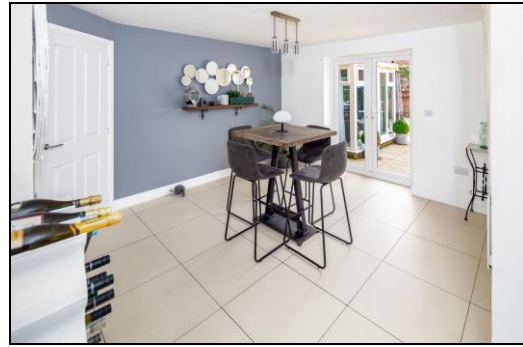
Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

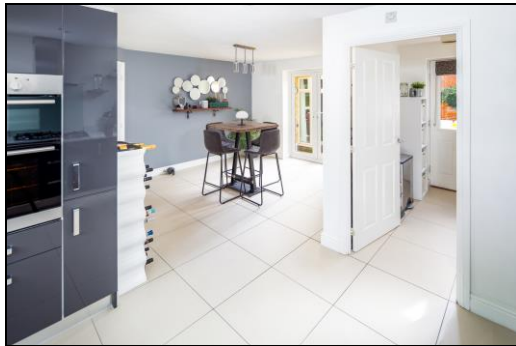
249922



Breakfast Room to Kitchen & Utility



Breakfast Room



Kitchen to Breakfast Room & Utility



Utility Room



L-Shaped landing



Main Bathroom



Bedroom One



Bedroom One

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Bedroom One



En-Suite to Bedroom One



Bedroom Two



Bedroom Two



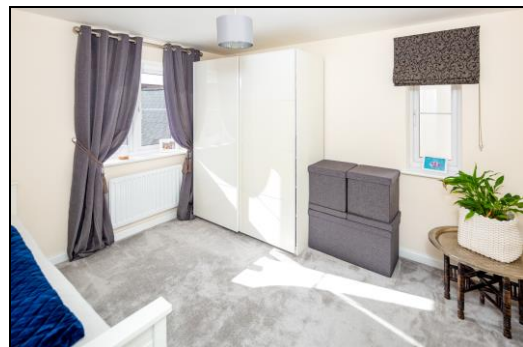
Bedroom Two



En-Suite to Bedroom Two



Bedroom Three



Bedroom Three

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Bedroom Four



Bedroom Five



Rear Garden



Rear Garden



BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Rear Garden

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Space for Notes:

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

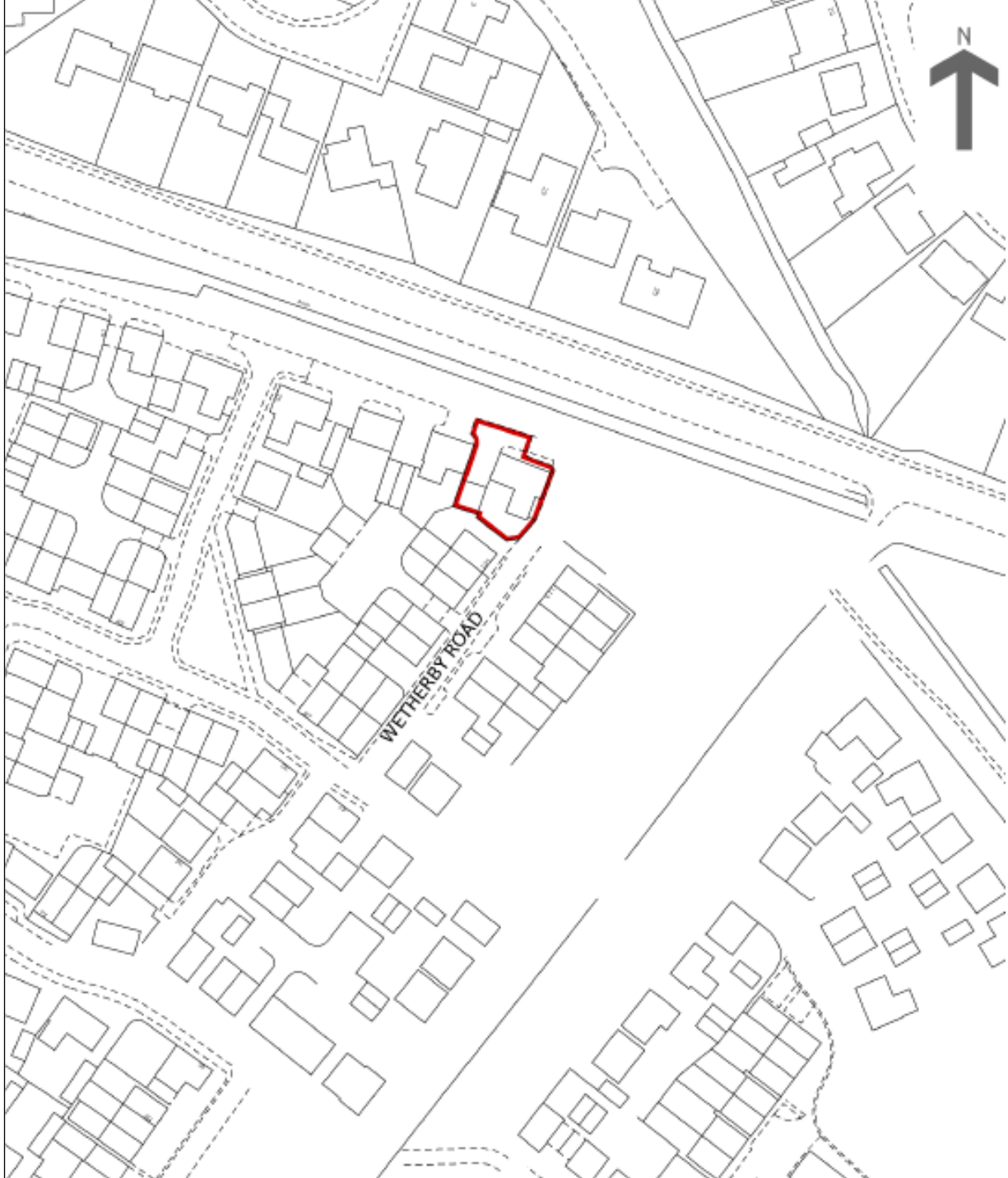
249922

HM Land Registry
Current title plan

Title number **ON331269**
Ordnance Survey map reference **SP5722SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Oxfordshire : Cherwell**



© Crown copyright and database rights 2017 Ordnance Survey 100026316. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make or give and neither Barton Fleming nor any person in their employment, has authority to make or give any representation or warranty whatsoever in relation to this property. Land Registry Plans are provided as guidance only and while LRP documents are generated from what is registered at the point at when the plans are downloaded for use in these particulars, they are not guaranteed to represent the property title at any given moment. Buyers should satisfy themselves through their solicitor as to the accuracy of the land registration at any given moment.