

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**38 Germander Way, Bure Park,
Bicester, Oxfordshire.
OX26 3WD**

BARTON FLEMING

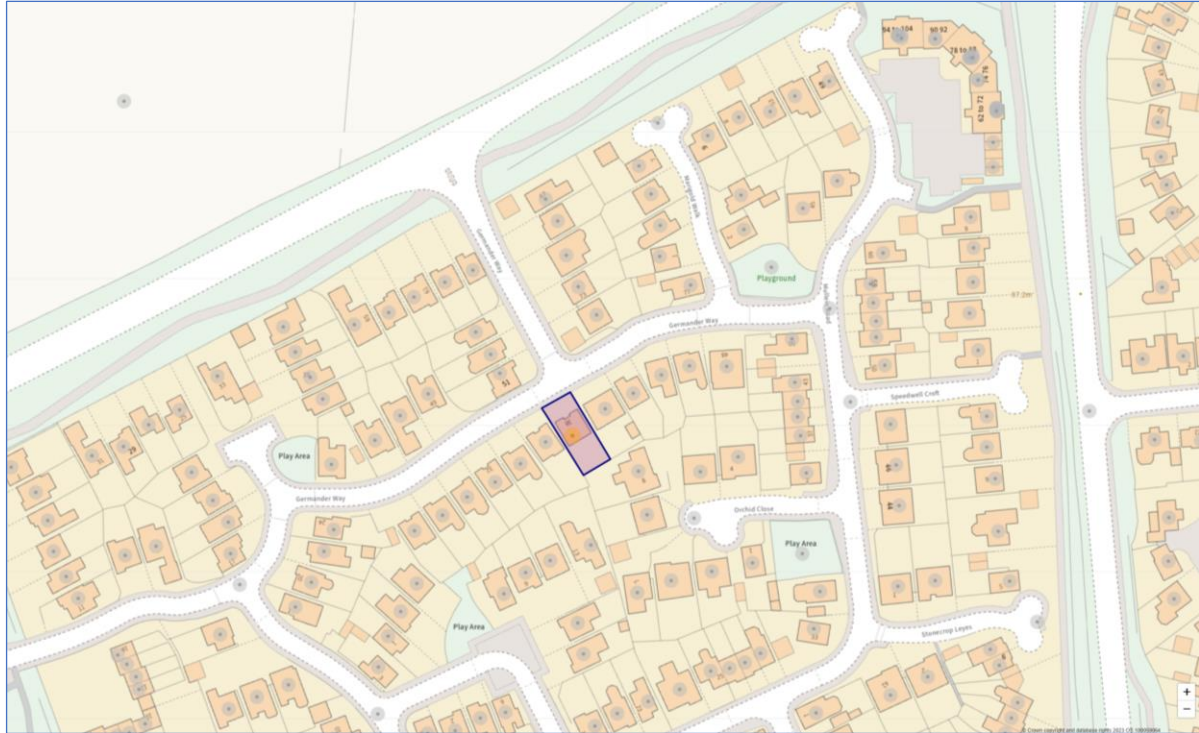
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

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249922

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Four Bedroom Detached with fantastic High Specification bespoke quality built Outdoor Entertaining Area in the South Facing Garden with Porcelain Patio. Re-fits to Kitchen, Bathroom, En-Suite & Cloakroom.

FREEHOLD

£ 54s0,000

- ❖ Open Porch
- ❖ Reception Hall with clever under-stairs storage system
- ❖ Cloakroom, Dining Room
- ❖ Living Room with fireplace, bay and French doors to the garden patio
- ❖ Kitchen Breakfast Room
- ❖ Landing, Four Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Bespoke Outdoor Entertaining Area in the South Facing Garden
- ❖ Garage, Driveway for two cars side-by-side

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Key Facts for Buyers:

EPC: Rating of D (65).
Council Tax: Band E
Approx. £2,613 per annum.

Ground Floor:

SLOPING OPEN PORCH:

Outside courtesy light, part-glazed security front door.

RECEPTION HALL: 14'2 x 10'1 including staircase

Coving, radiator, telephone point, digital central heating thermostat, "Karndean" flooring, "Clever Closet" custom made understairs storage solution, staircase.

CLOAKROOM: 5'5 x 2'6

Front aspect PVC window, ceramic tiled floor, chrome heated towel rail, pedestal wash hand basin, dual flush close coupled WC.

DINING ROOM: 10'2 x 8'10 narrowing to 7'11

Front aspect PVC window, coving, radiator, "Karndean" flooring, wi-fi socket.

LIVING ROOM: 15'0 x 10'2 widening to 12'10 including bay

Rear aspect bay window and French doors, coving, radiator, "Karndean" flooring, gas living frame fire with pebble base and contemporary mantle/hearth/surround.

KITCHEN BREAKFAST ROOM: 16'8 x 9'6 narrowing to 6'5

Side aspect half glazed security door to side path, rear aspect PVC window, plain plaster ceiling, downlighting, ceramic tiled floor, radiator. Range of base and eye level units, mirror-fleck Quartz worksurface and upstands, integrated fridge, integrated washing machine, full height integrated freezer, breakfast bar, 600mm drawers, integrated bin, corner unit, undermounted black enameled porcelain 1½ bowl sink, integrated dishwasher, second corner unit, 800mm cutler and pan drawers, double cavity fan oven/grill and microwave combination oven.

First Floor:

LANDING: 17'6 narrowing to 14'1 x 7'2

Front aspect PVC window, access to loft space, airing cupboard, radiator.

BATHROOM: 8'1 x 5'0

Side aspect PVC window, extractor fan, half tiled walls, chrome heated towel rail, ceramic tiled floor, panel enclosed bath with mixer tap, shower attachment, fixed head thermostatic shower, screen, tiled surrounds, pedestal wash hand basin, shaver socket, concealed cistern dual flush WC.

BEDROOM ONE: 12'1 x 11'9

Rear aspect PVC window, radiator, fitted 2-door wardrobe, fitted 3-door wardrobe, dimmer switch, telephone point.

EN-SUITE: 9'3 widening to 5'6 x 6'7

Side aspect PVC window, extractor fan, half tiled walls, ceramic tiled floor, chrome heated towel rail, quadrant shaped shower enclosure (900mm x 900mm), thermostatic shower, sliding head support, pedestal wash hand basin, shavers' socket, dual flush close coupled WC.

BEDROOM TWO: 12'9 x 8'9

Rear aspect PVC window, LED lighting, radiator, fitted 2-door wardrobe.

BEDROOM THREE: 11'2 x 9'3

Front aspect PVC window, radiator, fitted 2-door wardrobe.

BEDROOM FOUR: 9'10 x 8'2

Front aspect PVC window, radiator.

Outside:

FRONT GARDEN: refer to photograph

SOUTH FACING REAR GARDEN: Refer to photographs.

The garden has had tens of thousands of pounds spent on it with porcelain patio and matching paths plus a custom high quality-built entertainment area constructed out of a 6" solid timber frame under a slate roof with porcelain working areas, a mains drainage plumbed Belfast sink, a chimney with a pair of fire pits for wood or charcoal, a double width wine chiller, storage and seating area, and with light, power, water and drainage all connected. Simply stunning!

GARAGE: 16'10 x 8'6.

Up-and-over door, half glazed side door, wall mounted Worcester boiler, light & power. Driveway parking for two cars side-by-side.

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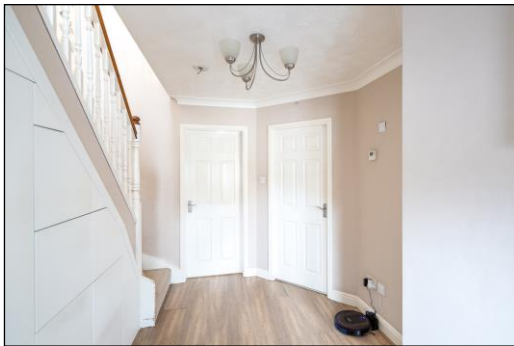
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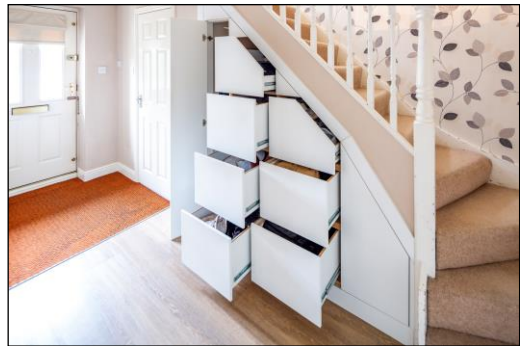
Front



Wide Entrance Hall



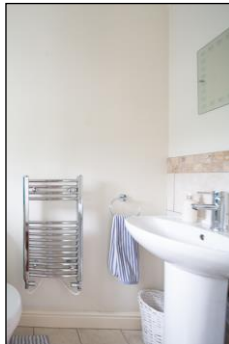
Wide Entrance Hall



Clever Under-Stairs Storage Solution



Cloakroom



Dining Room



Living Room



Living Room

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Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Landing



Main Bathroom



Bedroom One



Bedroom One

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En-Suite



Bedroom Three



Bedroom Two



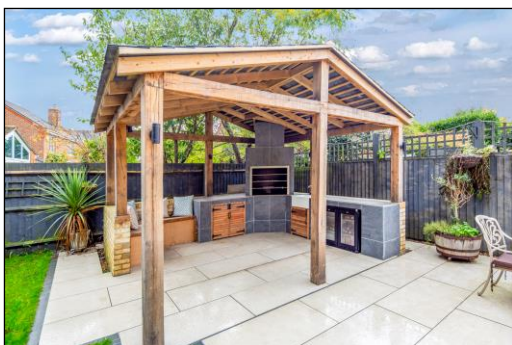
Bedroom Two



South Facing Rear Garden



South Facing Rear Garden



Entertaining Area

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

EPC

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Space for Notes:

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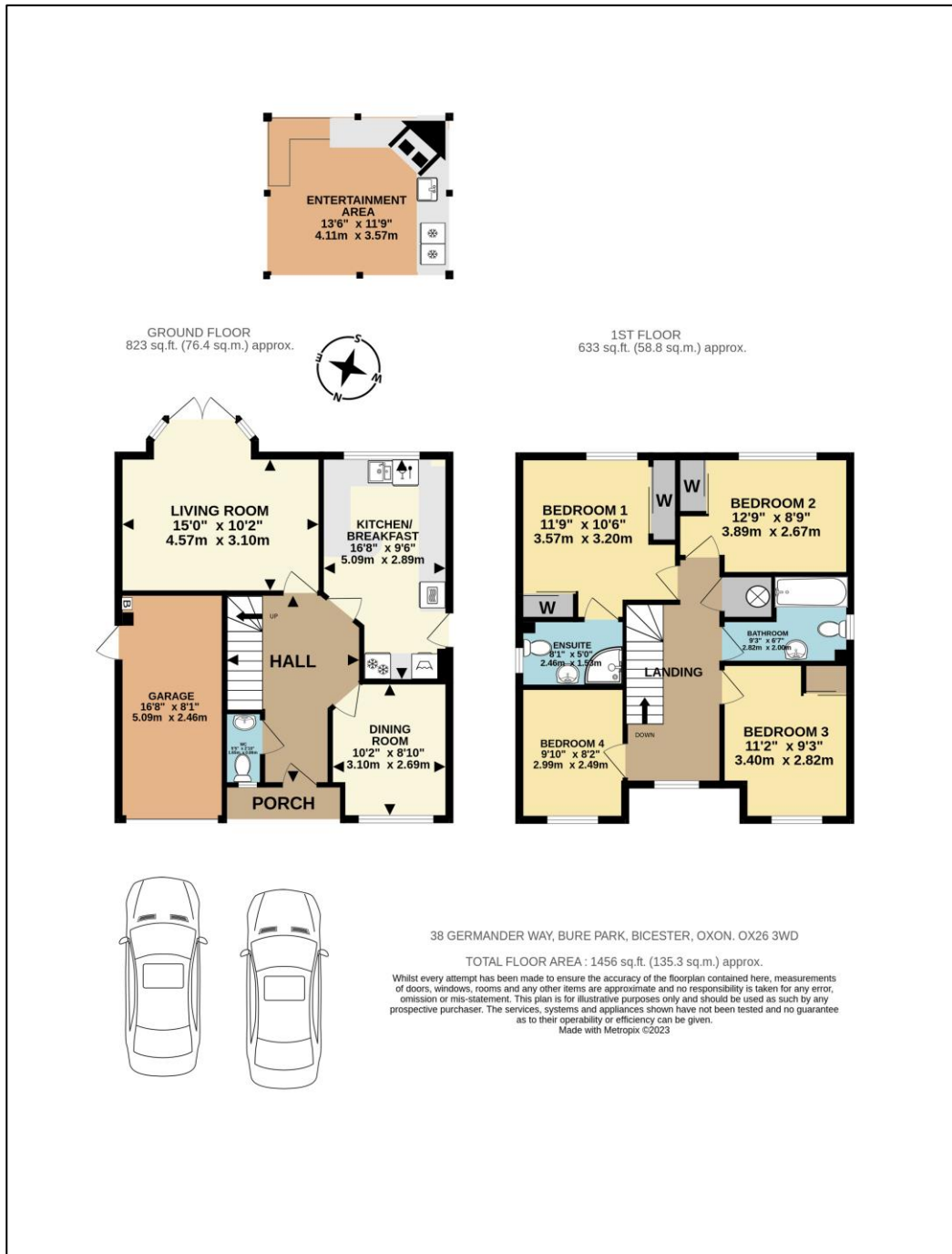
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