

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**6 Springfields, Ambrosden, Oxfordshire. OX25 2AH**

# BARTON FLEMING

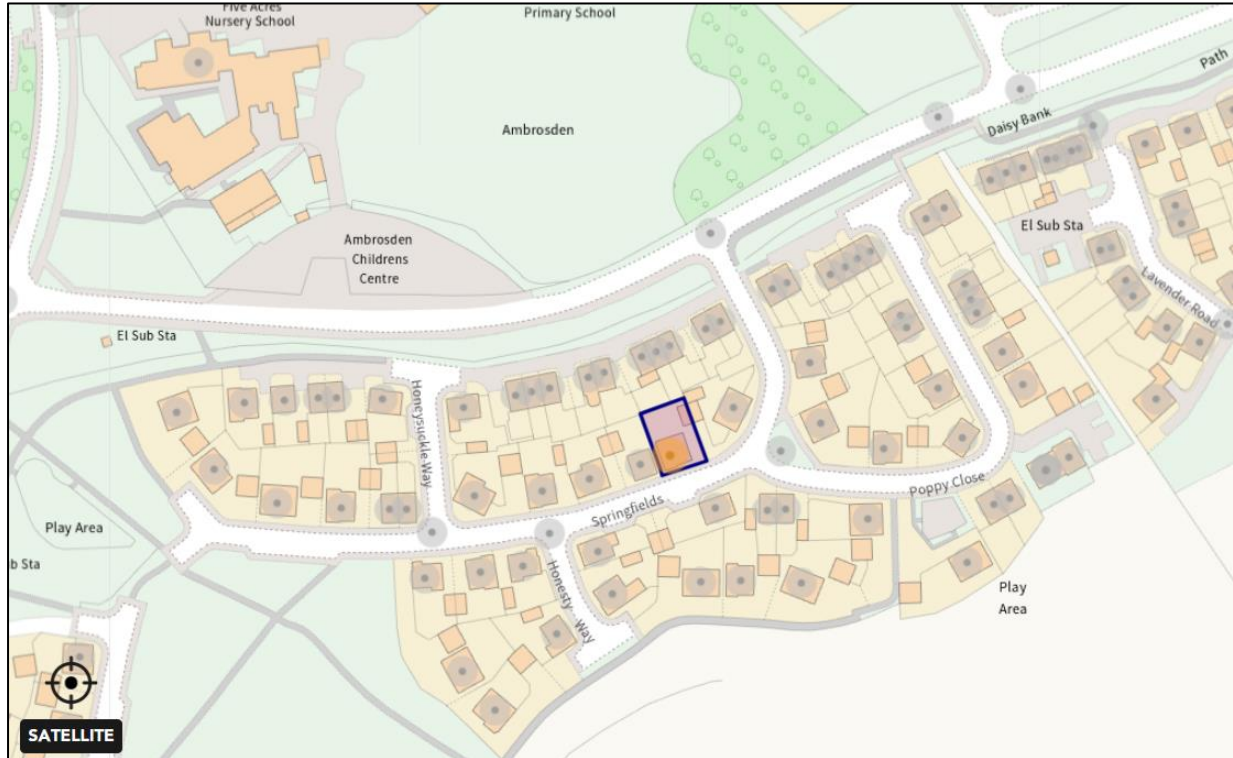
INDEPENDENT ESTATE AGENTS

Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

## 6 Springfields, Ambrosden, Oxfordshire. OX25 2AH



**Four Bedroom Detached House with Cloakroom, Study, Living Room, Kitchen-Breakfast-Dining-Garden Room, Utility Room, Bathroom and En-Suite, Garden, Garage and Driveway Parking**

**FREEHOLD**

**£ 540,000**

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Study
- ❖ Living Room
- ❖ Kitchen-Breakfast-Dining-Garden Room
- ❖ Landing
- ❖ Four Bedrooms
- ❖ Bathroom and En-Suite to Bedroom One
- ❖ Rear Garden
- ❖ Garage and Driveway Parking

VIEWING  
APPOINTMENT:

DAY:

TIME:

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### Ground Floor:

#### **PITCHED OPEN PORCH:**

Outside courtesy light, part-glazed security front door to:

#### **ENTRANCE HALL:**

Plain plaster ceiling, coving, enclosed radiator, telephone point, ceramic tiled floor.

#### **CLOAKROOM: 5'11 x 3'6**

Side aspect PVC window, plain plaster ceiling, extractor fan, RCD electricity consumer unit, ceramic tiled floor, radiator, dual flush close coupled WC, wall hung wash hand basin.

#### **STUDY: 10'7 x 6'6**

Front aspect PVC window, plain plaster ceiling, coving, downlighting, "Karndean" flooring, BT master socket, Cat 5 socket.

#### **LIVING ROOM: 16'1 x 11'1**

Front aspect PVC window, side aspect PVC bay window, plain plaster ceiling, coving, Oak engineered flooring, feature shelving, radiator, Cat 5 socket.

#### **INNER HALL: 9'2 x 8'9**

Plain plaster ceiling, coving, understairs cupboard, radiator, ceramic tiled floor, staircase, open plan to:

#### **KITCHEN-BREAKFAST-DINING-GARDEN ROOM: 26'2 overall**

##### **Kitchen-Breakfast Area 15'8 x 10'5:**

Twin rear aspect PVC windows, side aspect PVC window, plain plaster ceiling, coving, downlighting, extractor fan, ceramic tiled floor, radiator. Range of tall base and eye level units, square edge laminate worksurfaces, laminate upstands, integrated dishwasher, 1½ bowl stainless steel sink, corner unit, 900mm cutlery and pan drawers, stainless steel and glass fan oven/oven grill, further space for 900mm fridge freezer, island unit, stainless steel 4-ring gas hob, stainless steel and glass extractor hood, cutlery and pan and drawers, base unit and breakfast bar.

##### **Dining-Garden Area 9'10 x 9'4:**

Glass roof, bifold doors, ceramic tiled floor, radiator, wall light point, Cat 5 socket and TV point.

##### **UTILITY ROOM: 7'1 x 5'9**

Half glazed side aspect door, plain plaster ceiling, coving, extractor fan, ceramic tiled floor. Range of base and eye level units, roll edge laminate worksurfaces, stainless steel sink, space for tumble dryer, space for washing machine, wall mounted boiler, chrome heated towel rail.

### First Floor:

#### **LANDING:**

Plain plaster ceiling, coving, access to loft space (*hard wired light*), airing cupboard housing "Premier Plus" pressurized tank.

#### **BATHROOM: 11'9 narrowing to 5'9 x 7'5 narrowing to 3'11**

Side aspect PVC window plain plaster ceiling, extractor fan, downlighting, "Karndean" flooring, chrome heated towel rail, 1200mm x 800mm shower enclosure with thermostatic shower, sliding head support, panel enclosed bath with mixer tap shower attachment, low fixed head support, tiled surrounds, dual flush close coupled WC, wall hung wash hand basin, toothbrush charging station.

#### **BEDROOM ONE: 10'4 x 10'7 plus wardrobe**

Front aspect PVC window, plain plaster ceiling, coving, downlighting, built-in wardrobe.

#### **EN-SUITE:**

Side aspect PVC window, plain plaster ceiling, extractor fan, downlighting, "Karndean" flooring, chrome heated towel rail, 1200mm x 800mm shower enclosure with thermostatic shower, sliding head support, dual flush close coupled WC, wall hung wash hand basin, toothbrush charging station.

#### **BEDROOM TWO: 14'0 narrowing to 11'11 x 8'7**

Front and side aspect PVC windows, plain plaster ceiling, coving, downlighting, radiator.

#### **BEDROOM THREE: 10'9 x 8'5**

Rear and side aspect PVC windows, plain plaster ceiling, coving, radiator.

#### **BEDROOM FOUR: 8'3 x 7'1 (min)**

Rear aspect PVC windows, plain plaster ceiling, coving, radiator.

### Outside:

#### **FRONT GARDEN: refer to photograph**

#### **REAR GARDEN: refer to photographs**

Outside tap, outside electricity point, deck, pergola, side gate to driveway.

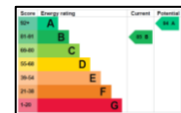
#### **GARAGE:**

Up and over door, light and power, boarded loft with light, driveway parking for two cars in tandem.

### Key Facts for Buyers:

**EPC:** Rating of B (85).

**Council Tax:** Band F (approx. £3,088 per annum).





# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

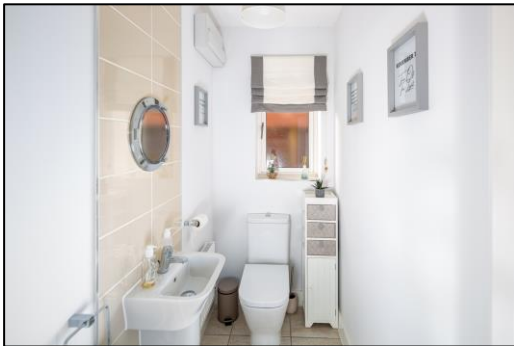
249922



Entrance Hall



Entrance Hall



Cloakroom



Study



Living Room



Living Room



Living Room



Living Room

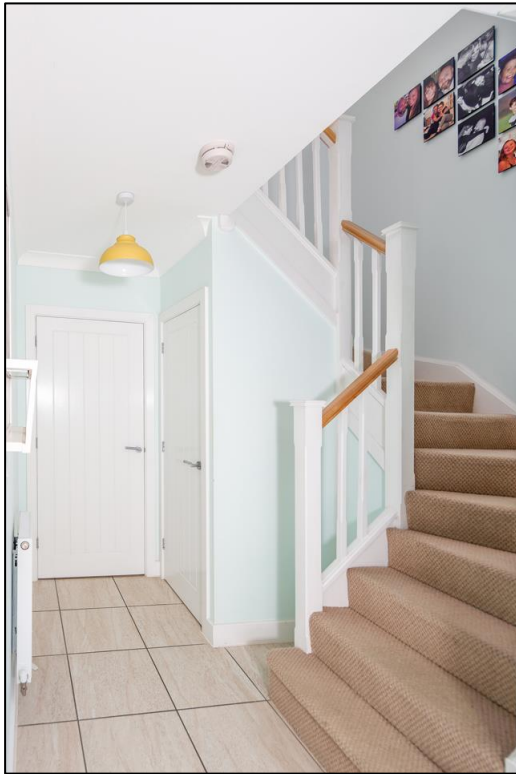
# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Inner Hall



Kitchen Breakfast Area



Kitchen Breakfast Area



Kitchen Breakfast Area



Kitchen-Breakfast-Dining-Garden Area



Dining-Garden Area



Dining-Garden Area



# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Dining-Garden Area



Bedroom One



Bedroom One



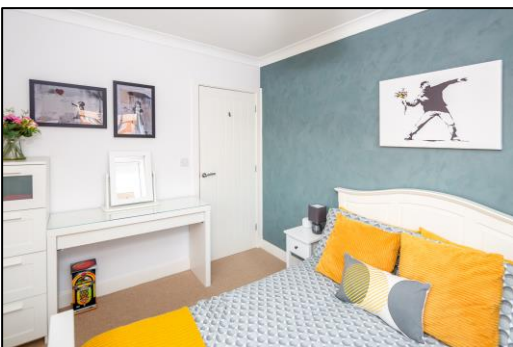
En-Suite to Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

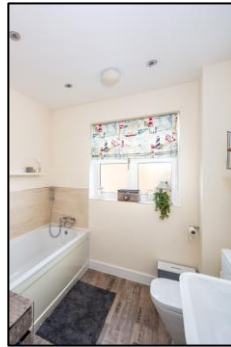
Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

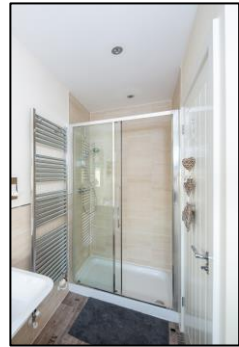
**249922**



Bedroom Four



Family Bathroom



Rear Garden



Rear Garden

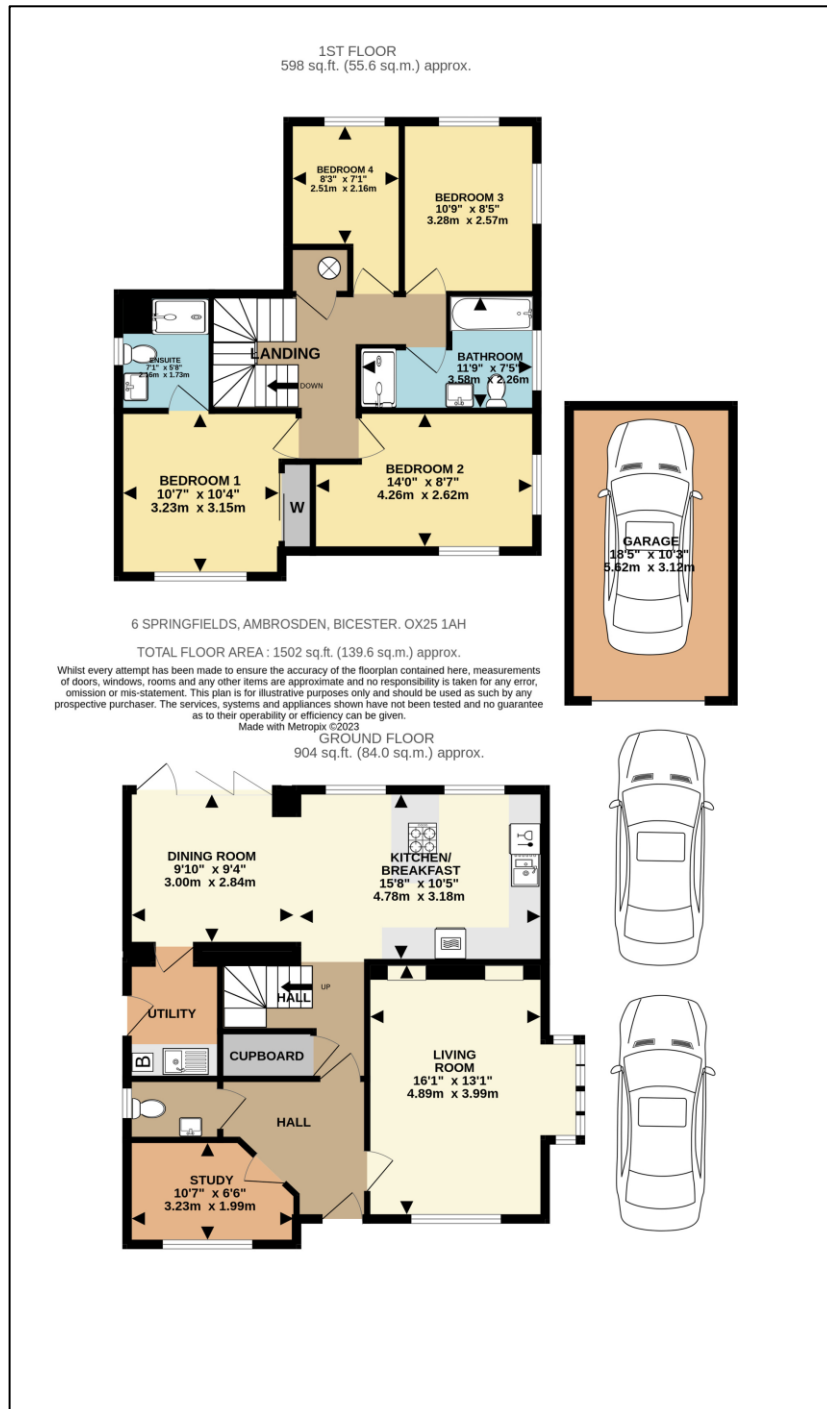


# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto: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.