

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**18 Brashfield Road, Bicester,  
Oxfordshire. OX26 3HE**

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**18 Brashfield Road, Bicester, Oxon. OX26 3HE**



**On a good-sized level plot with a wide garage and a long driveway.  
A cared for clean and tidy example of An Exceptional Detached  
Bungalow with Generous Room sizes built in the mid 1950's  
of Solid Construction and with Herringbone Beech Flooring.**

**The boiler is located in the spacious boarded-out loft which has a large  
access fitted with a drop-down ladder and provides scope to extend.  
Also, there is sensible storage for coats, larder & linen plus a recently  
installed en-suite shower room to bedroom one and a wood burner.**

**FREEHOLD**

**Offers in Excess of: £ 500,000**

- ❖ Recently Fitted Enclosed Porch
- ❖ Reception Hallway with walk-in coats cupboard & Herringbone floor
- ❖ Kitchen with Pantry and further cupboard
- ❖ Lounge Diner with Wood Burner and Herringbone floor
- ❖ Spacious Bathroom with shower enclosure & bidet, Two Double Bedrooms
- ❖ Garage, Wooden Cabin, Summerhouse & Workshop
- ❖ One of the largest plots in this Non-Estate Road, Close to Shops & Doctor's.

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### Key Facts for Buyers:

**EPC:** Rating of D (67)

**Council Tax:** Band E

Approx. £2,613 per annum.

‘Virgin’ available and previously connected but unsubscribed currently.

### Bungalow:

Recently installed PCV French doors & full height glazed panels either side to:

### **ENCLOSED PORCH:**

Outside courtesy light, leaded light glazed wooden front door and cream PVC double glazed windows to either side to:

### **RECEPTION HALL:**

Plain plaster ceiling, encased radiator, thermostat, large loft access with fitted wooden folding drop-down ladder (*hard wired light, substantially boarded, insulation upgrade, boiler with appropriate service access, capacity to extend into the loft space subject to planning permission and building control certification*), picture rail, walk-in coats cupboard, herringbone solid Beech wood floor.

### **LIVING ROOM/DINING ROOM: 22'11 x 13'6**

Front aspect cream PVC double glazed window, side and rear aspect double glazed windows, rear aspect PVC French doors to garden, plain plaster ceiling, picture rail, two radiators, fireplace with ‘Vision’ wood burner with limestone surround and granite hearth, telephone point, TV point, herringbone solid Beech wooden floor.

### **REFITTED KITCHEN: 11'5 x 9'7**

Rear aspect cream PVC double glazed window, stable door to side courtyard, plain plaster ceiling, Travertine floor tiles, pantry with window and cold shelf, vertical radiator, range of base and eye level units, solid Ash work-surfaces, space for washing machine, porcelain sink, ‘The Pure Water Co’ water purifier, space for dishwasher, ‘Stoves’ electric slot-in cooker, space for 600mm upright fridge freezer, storage space, linen cupboard (*electricity and space for tumble dryer, refer to floorplan*).

### **BATHROOM: 11'5 x 7'2**

Side aspect cream PVC double glazed window, plain plaster ceiling, extractor fan, radiator, slate floor tiles, double-ended bath with centre tap and shower attachment, dual flush close coupled WC, bidet, pedestal wash hand basin, mirror, shower enclosure, thermostatic shower with rain head.

### **BEDROOM ONE: 15'2 x 11'8**

Rear aspect cream PVC double glazed window, plain plaster ceiling, picture rail, radiator, herringbone solid wooden flooring.

### **EN-SUITE SHOWER ROOM: 11'8 x 3'0.**

Side aspect PVC window, plain plaster ceiling, down lighting, extractor fan, sheet vinyl flooring, chrome heated towel rail, 900mm x 900mm shower enclosure with thermostatic shower and sliding head support, wash hand basin with cupboard under, dual flush close coupled WC.

### **BEDROOM TWO: 15'5 x 11'0**

Rear aspect cream PVC double glazed window, plain plaster ceiling, picture rail, radiator, telephone point, herringbone solid Beech flooring.

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

Outside security lighting.

### Outside:

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

Gate, tap, wooden cabin.

### **WOODEN CABIN: 14'2 x 3'2.**

Half double-glazed door, double glazed windows, hot & cold running water, light & power, electrical RCD switch.

### **SUMMER HOUSE:**

Refer to garden photographs.

### **WORKSHOP: 10'0 x 5'10.**

Door, window, light & power.

### **GARAGE: 17'2 x 10'0**

Making it a couple of feet wider than a standard sized garage, pair of doors, windows, and driveway parking for 4-5 cars in tandem.

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Enclosed Porch



Reception Hallway



Reception Hallway



Reception Hallway



Lounge-Diner



Lounge-Diner



Kitchen



Kitchen

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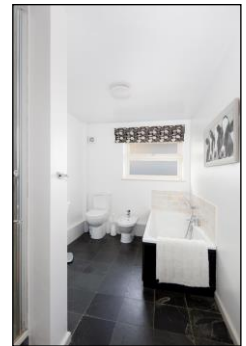
Kitchen



Main Bathroom



Bedroom One (with En-Suite)



Main Bathroom



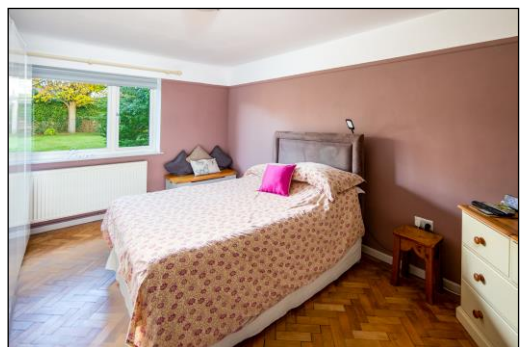
En-Suite Shower Room to Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

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**249922**



Front Garden



Rear Garden



Wide Sideway & Wooden Cabin



Rear Garden



Rear Garden

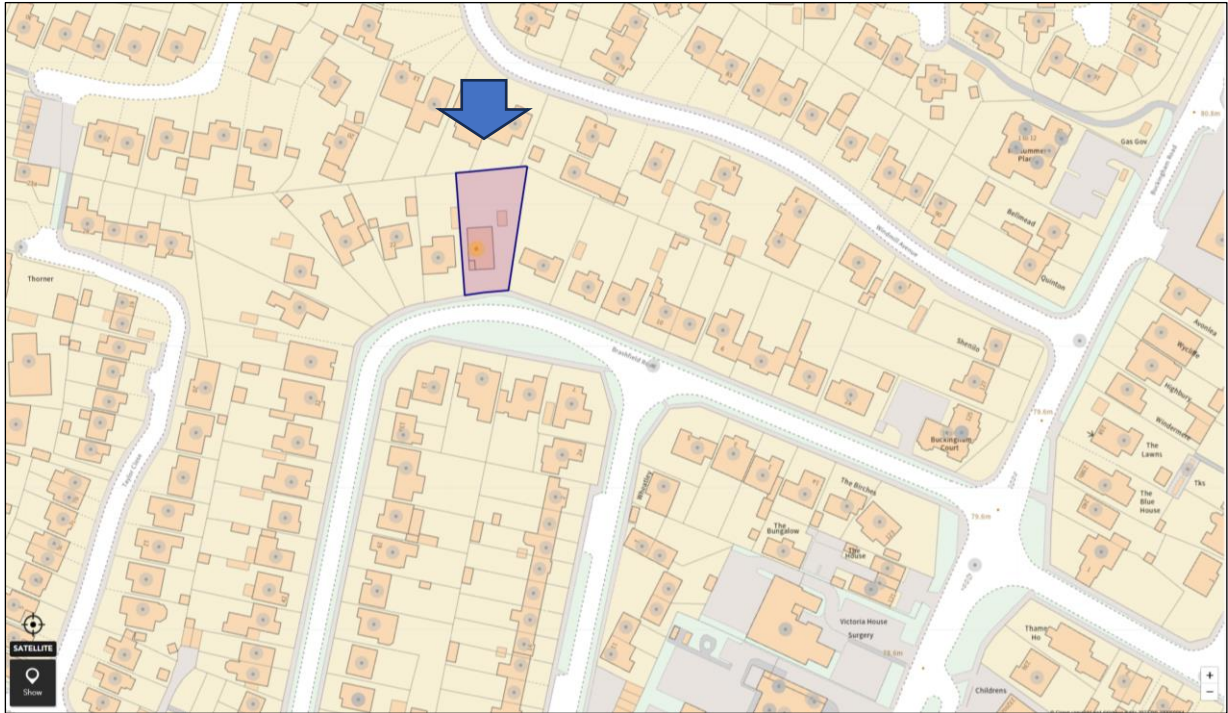
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Local Amenities including a large Co-Op,  
Doctors Surgery & Dispensary,  
Pharmacy, Take Aways & Petrol Stn.



Close to Bure Park Nature Reserve while  
remaining walking distance of town,  
Bicester Village and Railway Stations.

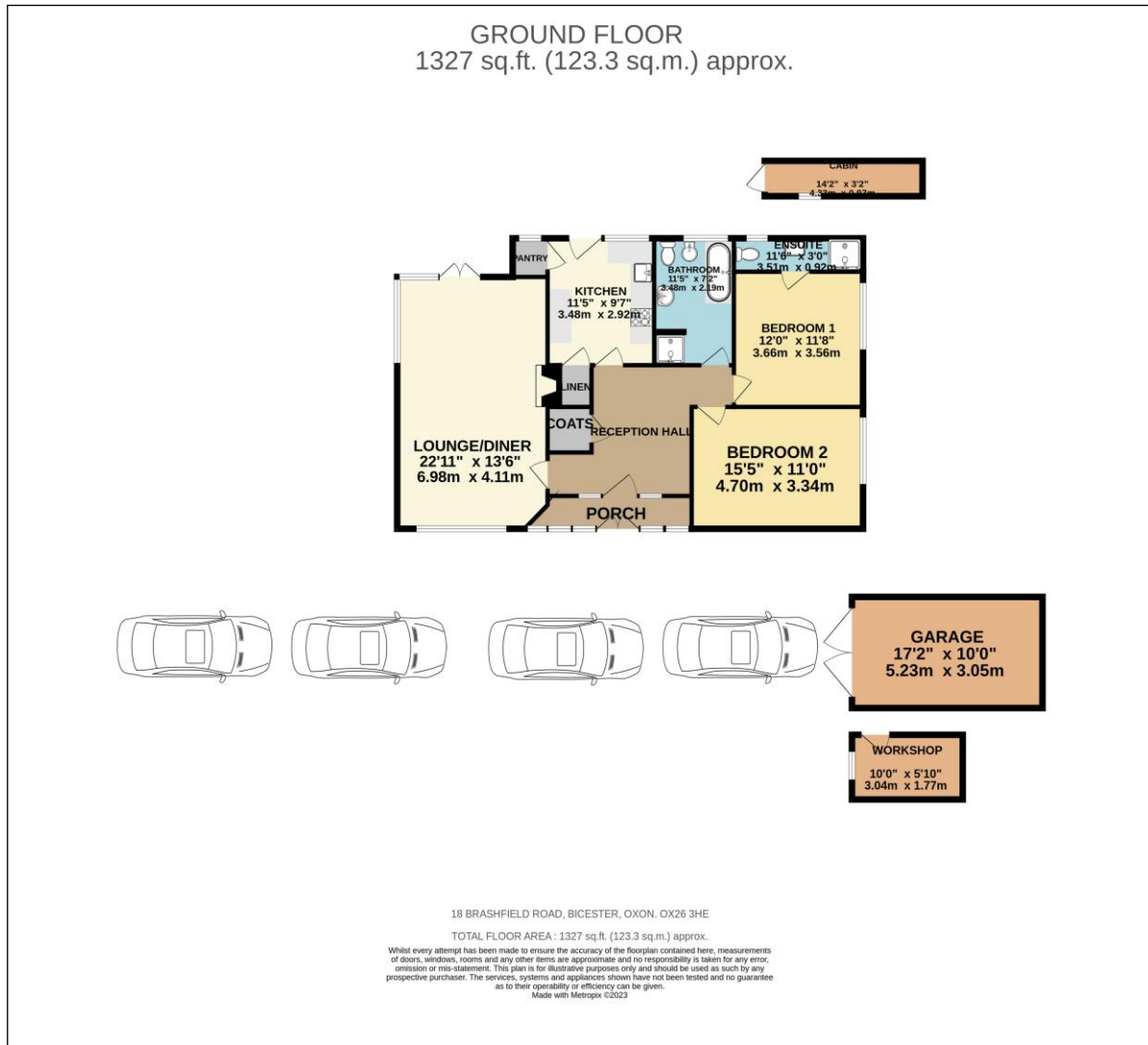
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