

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**Lea House, Meadow Drive,
Fewcott, Oxfordshire, OX27 7PS**

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Web: www.bartonfleming.co.uk
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Lea House, Meadow Drive, Fewcott, Oxon. OX27 7PS



Five Bedroom Detached House with Kitchen Breakfast Room, Utility and Cloakroom, Lounge Diner, Family Room, Bathroom and Two En-Suites, Attic with Bedroom and Study Area

FREEHOLD

£ 650,000

- ❖ Spacious Hall
- ❖ Kitchen Breakfast Room, Utility and Cloakroom
- ❖ Lounge Diner and Family Room
- ❖ First Floor Landing
- ❖ First Floor Four Bedrooms, Family Bathroom and Two En-Suites
- ❖ Attic with Study Area and Bedroom
- ❖ Front and Rear Gardens
- ❖ Driveway Parking for Four Cars
- ❖ Village Location overlooking Field

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: On order.

Council Tax: Band E

Approx. £2,613 per annum.

Ground Floor:

Part leaded light glazed front door to:

ENTRANCE HALL: 12'1 x 11'4 narrowing to 9'9

Side aspect composite wood window and front aspect composite wood window on staircase, plain plaster ceiling, 'S' profile coving, radiator, ceramic tiled floor, understairs cupboard, staircase, second understairs cupboard, airing cupboard containing boiler.

KITCHEN BREAKFAST ROOM: 11'0 x 11'8 extending to 13'0

Front and side aspect composite wood windows, plain plaster ceiling, downlighting, ceramic tiled floor, built-in larder, space for table and 4 chairs. Range of base and eye level units, roll edge laminate worksurfaces, full height fridge, stainless steel and glass fan oven/oven grill, 4-ring ceramic electric hob, stainless steel extractor hood, sink, integrated dishwasher, 600mm drawers.

UTILITY ROOM: 7'7 x 5'2

Side aspect stable door, rear aspect composite wood window, plain plaster ceiling, stainless steel sink, ceramic tiled floor, roll edge laminate worksurface, space for tumble dryer and washing machine.

CLOAKROOM: 5'2 x 3'7

Rear aspect PVC window, plain plaster ceiling, extractor fan, ceramic tiled floor, dual flush close coupled WC, wall hung wash hand basin.

LOUNGE DINER:

Lounge Area: 20' 2 x 11'8

Front aspect composite wood window, plain plaster ceiling, 'S' profile coving, radiator, open fireplace, TV and telephone points, three wall light points, open plan to:

Dining Area: 13'0 x 11'0

Rear aspect sliding patio door, plain plaster ceiling, 'S' profile coving, radiator, three dimmers.

FAMILY ROOM: 14'0 x 12'11

Rear aspect composite wood window, side aspect sliding patio door, plain plaster ceiling, downlighting, radiator, double dimmer switch.

First Floor:

GALLERIED LANDING: 14'6 including staircase 9'4

Front aspect composite wood window, front aspect composite wood window on staircase, linen cupboard, radiator, understairs cupboard, staircase.

BATHROOM: 8'0 x 5'9

Rear aspect composite wood window, plain plaster ceiling, majority tiled walls, ceramic tiled floor, chrome heated towel rail, panel enclosed bath with mixer tap and shower attachment, sliding head support, screen, dual flush close coupled WC, wash hand basin and cupboard under.

BEDROOM ONE: 18'1 x 12'10 including wardrobe

Rear and side aspect composite wood windows, plain plaster ceiling, access to loft space, radiator, built-in wardrobe, radiator, TV point, under floor heating control for en-suite.

EN-SUITE WET ROOM: 11'8 x 6'9

Plain plaster ceiling downlighting, aqua panelled walls, ceramic tiled flooring and underfloor heating, chrome heated towel rail, built-in linen cupboard, wet area with "Aqualisa" thermostatic shower, fixed rain head, second hand held shower and sliding head support, screen, concealed cistern dual flush WC, his and hers basins, wall to wall fitted cupboards and drawers.

BEDROOM TWO: 11'9 x 11'9

Rear aspect composite wood window, plain plaster ceiling, radiator, built-in 2-door wardrobe, dimmer switch.

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EN-SUITE: 7'11 x 4'5 widening to 5'2

Plain plaster ceiling, extractor fan, ceramic tiled floor, chrome heated towel rail, shower enclose with 'Mira' shower, sliding head support, pedestal wash hand basin, shaver socket, close coupled WC.

BEDROOM THREE: 11'8 x 9'10

Front aspect composite wood window, plain plaster ceiling, built-in 2-door wardrobe, dimmer switch.

BEDROOM FOUR: 8'1 x 6'7

Front aspect composite wood window, plain plaster ceiling, built-in single wardrobe, dimmer switch.

Second Floor Attic:

STUDY AREA:

Two rear aspect 'Velux' skylights, eaves storage access, plain plaster ceiling, downlighting, wall to wall workstation, dimmer switch.

BEDROOM FIVE:

Two rear aspect 'Velux' windows, plain plaster ceiling, downlighting, fitted wardrobe, radiator, fitted desk, dimmer switch.

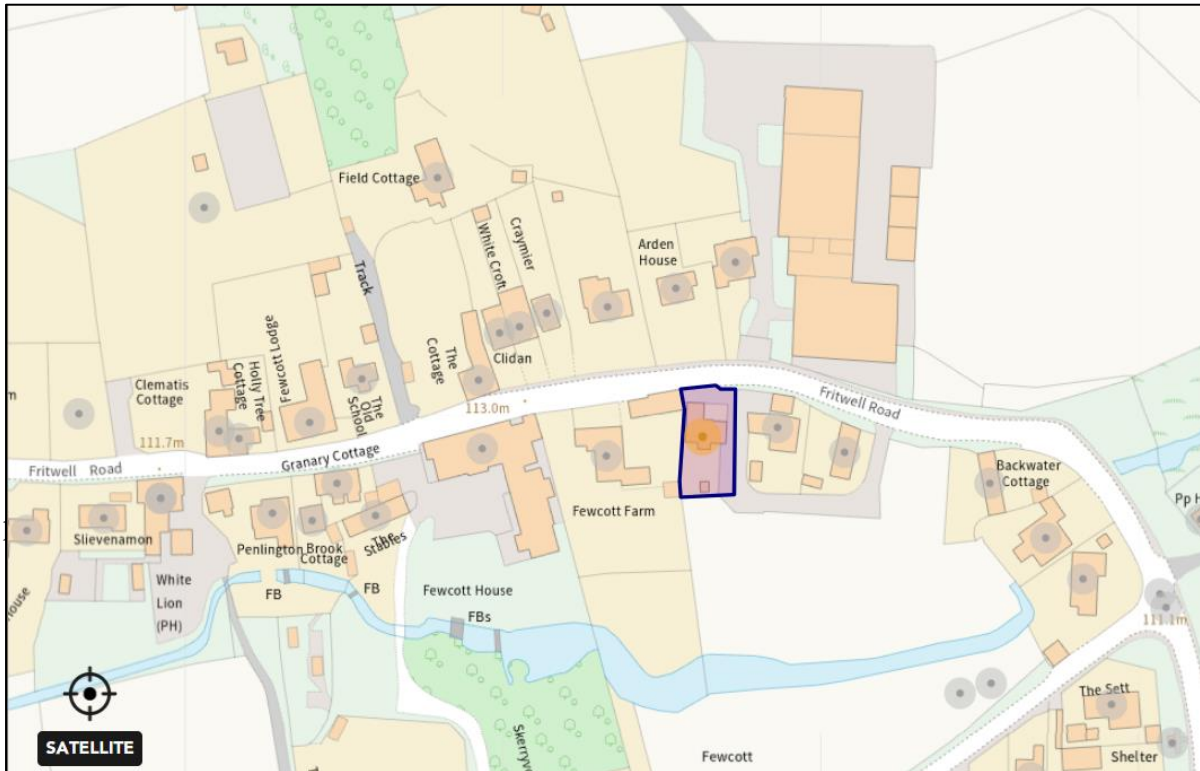
Outside:

FRONT GARDEN: refer to photograph
240v power socket.

REAR GARDEN: refer to photographs



Outlook to Front



Land Registry Plan

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Hall



Lounge Diner



Lounge Area



Lounge Diner



Dining Area



Family Room



Kitchen Breakfast Room



Kitchen Breakfast Room

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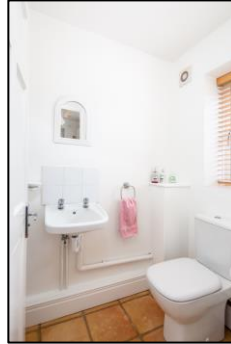
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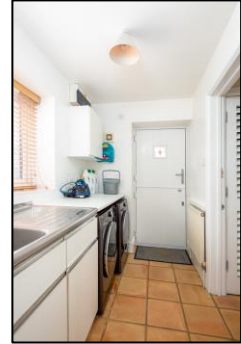
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Utility Room



Cloakroom and Utility Room



Galleried Landing



Galleried Landing



Family Bathroom



Bedroom One



Bedroom One



En-Suite to Bedroom One



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Bedroom Two



Bedroom Two



En-Suite to Bedroom Two



Bedroom Three



Bedroom Four



Attic Office Space



Attic Bedroom



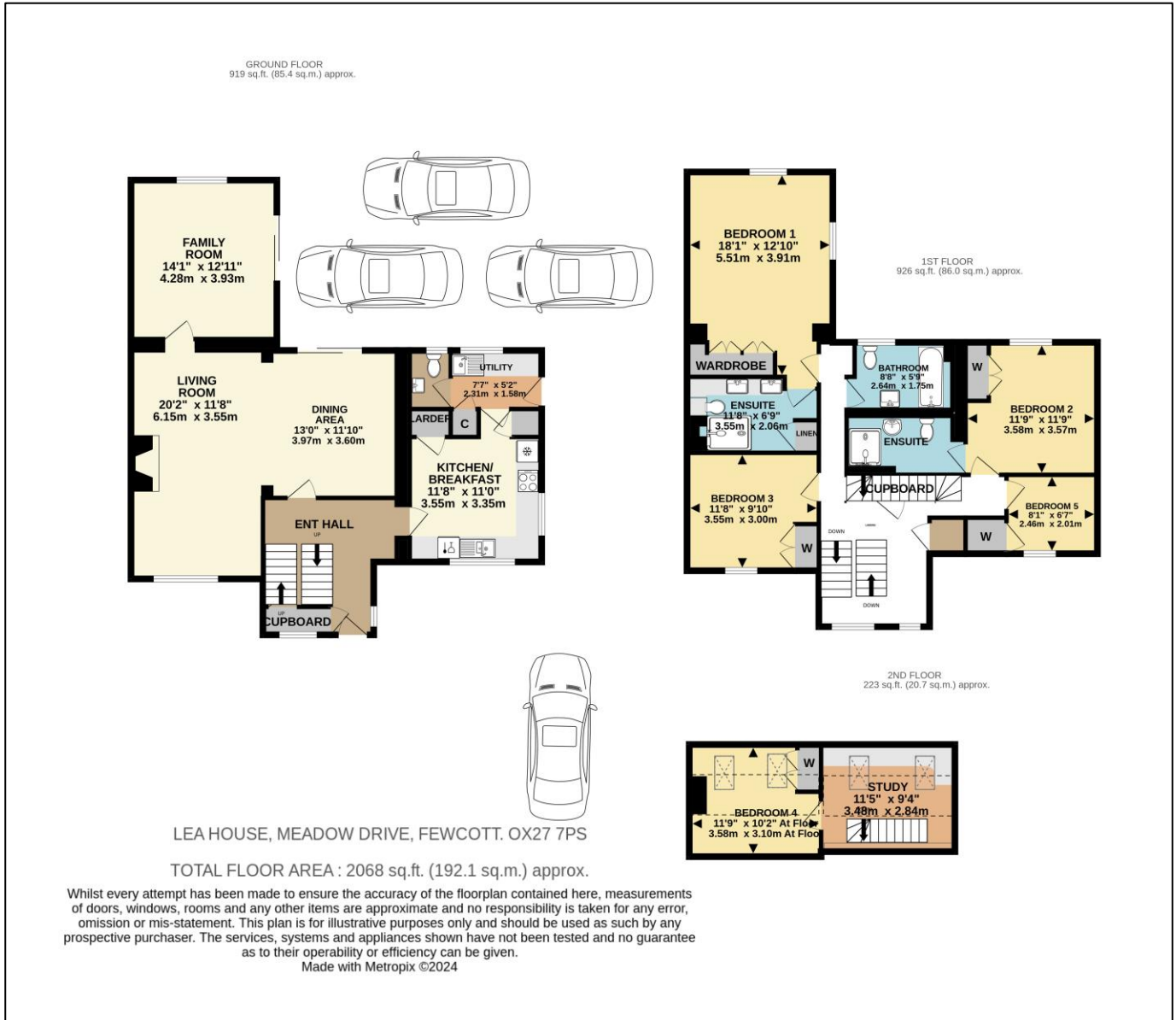
Rear Garden

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