

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**Chalfont House, 7 Peregrine Way,  
Bicester, Oxfordshire. OX26 6XB**

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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

### Chalfont House, 7 Peregrine Way, Bicester, Oxon. OX26 6XB



**Four Bedroom House in a Private Cul-de-Sac with Reception Hallway, Three Reception Rooms, Kitchen/Breakfast Room, Utility Room, Galleried Landing, Bathroom and En-Suite**

**FREEHOLD**

**£ 699,950**

- ❖ Reception Hallway
- ❖ Cloakroom
- ❖ Bay Fronted Living Room
- ❖ Dining Room
- ❖ Study
- ❖ Kitchen Breakfast Room with French Doors to Garden
- ❖ Utility Room
- ❖ Galleried Landing
- ❖ Four Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Situated on a Private Cul-De-Sac
- ❖ Close to Local Amenities and Primary School

VIEWING  
APPOINTMENT:

DAY:

TIME:

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### Key Facts for Buyers:

**EPC:** Rating of D (63).  
**Council Tax:** Band F  
Approx. £3,287 per annum.

### Ground Floor:

#### **SLOPING OPEN PORCH:**

Courtesy light, part glazed wooden front door to:

#### **RECEPTION HALL:**

Front aspect window on staircase, plain plaster ceiling, coving, radiator, "Hive" central heating web hosted thermostat, BT master socket, understairs cupboard, double door coats cupboard, side aspect leaded light window.

#### **CLOAKROOM:**

Side aspect window, plain plaster ceiling, downlighting, vinyl tiled floor, radiator, close coupled WC, wall hung wash hand basin.

#### **STUDY: 9'2 x 7'9**

Side aspect leaded light window, coving, access to loft space, radiator.

#### **KITCHEN/BREAKFAST/FAMILY ROOM: 19'11 x 10'8**

Rear aspect window, side aspect sliding patio doors, plain plaster ceiling, downlighting, access to loft space, two radiators, slate tiled floor, space for dining table and six chairs. Range of base and eye level units, mirror fleck Quartz worksurface, integrated dishwasher, 1½ bowl under mounted composite "Franke" sink, 600mm cutlery and pan drawers, "Belling" range cooker with 8-rings, second 600mm cutlery and pan drawers, integrated bins, space for wide fridge freezer, open plan to:

#### **UTILITY ROOM: 8'3 x 5'10**

Side aspect half glazed door, plain plaster ceiling, slate flooring, radiator. Range of matching units,, Earthenware enamel Belfast sink, space for washing machine, wine rack.

#### **DINING ROOM: 11'0 x 9'10**

Rear aspect window, plain plaster ceiling, coving, radiator, glazed doors to rear hall.

#### **LIVING ROOM: 23'11 x 11'8**

Rear aspect sliding patio door, front aspect leaded light bay window, plain plaster ceiling, coving, two radiators, double dimmer switch, fireplace with wooden mantle and slate hearth, wood burner, TV point.

### First Floor:

#### **GALLERIED LANDING:**

Front aspect leaded light window, coving, access to loft space, radiator.

#### **BATHROOM: 9'0 x 7'0**

Rear aspect window, plain plaster ceiling, extractor fan, downlighting, sheet vinyl flooring, chrome heated towel rail, double ended bath with mixer tap, thermostatic shower with rain head, shelved recess, shaver socket.

#### **BEDROOM ONE: 14'11 x 11'7**

Front aspect leaded light window, radiator, TV point, 6-door wardrobe, shelving and overhead cupboards.

#### **EN-SUITE: 6'10 x 5'10**

Front aspect leaded light window, plain plaster ceiling, extractor fan, ceramic tiled floor, chrome heated towel rail, dual flush close coupled WC, wall hung wash hand basin, large shower enclosure with thermostatic shower, monsoon head, second hand held head, sliding head support, screen, travertine flooring.

#### **BEDROOM TWO: 14'9 x 9'1**

Rear aspect window, radiator.

#### **BEDROOM THREE: 11'5 x 10'4**

Rear aspect window, radiator.

#### **BEDROOM FOUR: 9'2 x 8'2**

Front aspect leaded light window, radiator.

### Outside:

**FRONT GARDEN: Refer to photograph**

**REAR GARDEN: Refer to photographs**

#### **DOUBLE GARAGE:**

Twin electric roller doors, eaves storage, light and power, half glazed side aspect door to garden.

#### **SIDE GARDEN SPACE:**

Space for bins, outside gas and electric meter boxes.

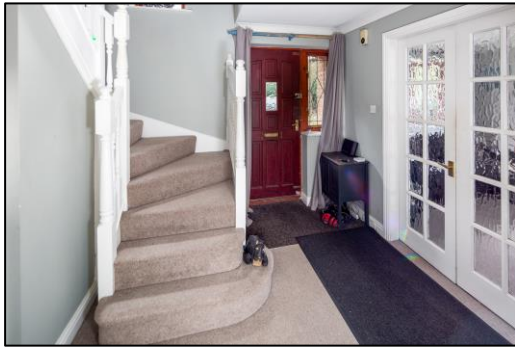
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Reception Hallway



Reception Hallway



Cloakroom



Study



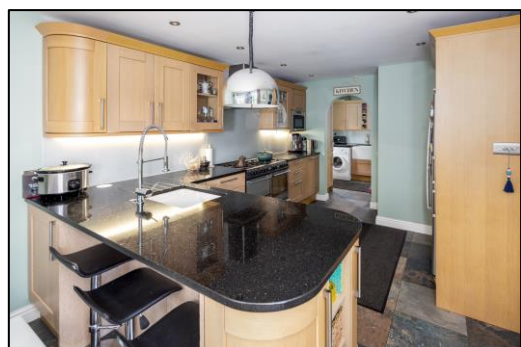
Dining Room



Kitchen/Breakfast/Family Room



Kitchen/Breakfast/Family Room



Kitchen/Breakfast/Family Room

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Kitchen/Breakfast/Family Room



Kitchen/Breakfast/Family Room



Utility Room



Living Room



Living Room



Living Room



Galleried Landing



Bathroom

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Bedroom One



Bedroom One



En-Suite to Bedroom One



En-Suite to Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three

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Rear Garden



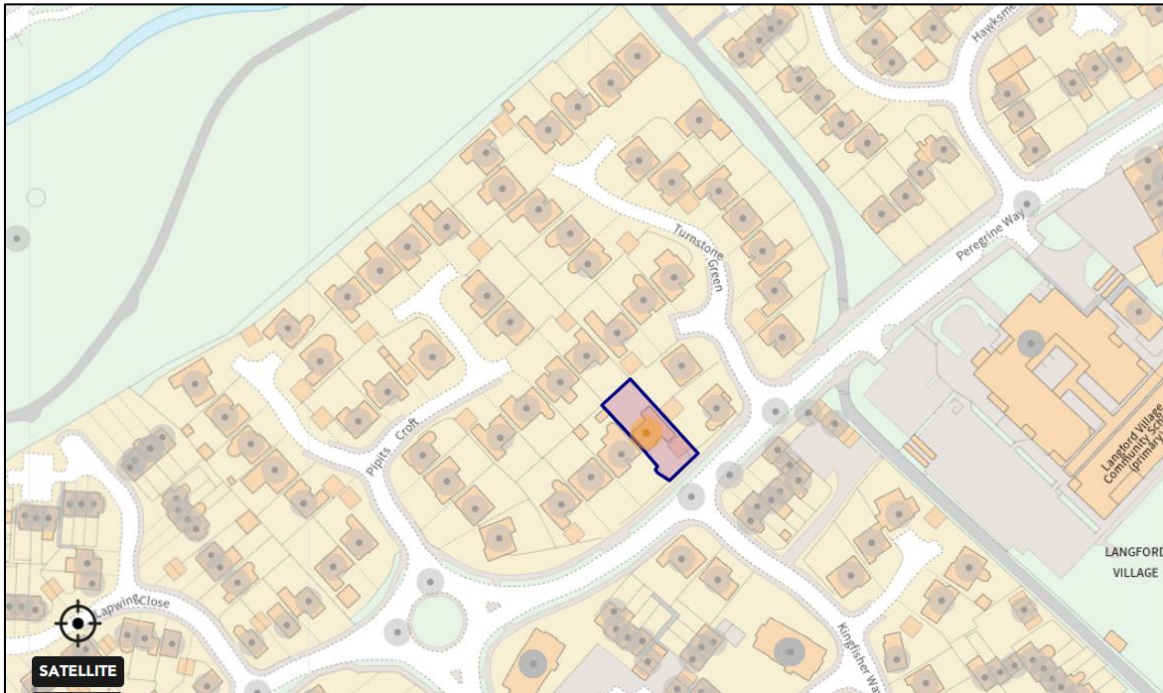
Rear Garden



Rear Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

EPC



Land Registry Plan

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