

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**11 Turnstone Green, Langford Village,
Bicester, Oxfordshire. OX26 6TT**

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

Tel: Bicester (01869)

249922

11 Turnstone Green, Langford Village, Bicester, Oxon. OX26 6TT



A Four Bedroom, Three Reception Room, Double Garage Executive Detached in a Highly Sought After Cul-de-Sac with refits to Cloakroom, Kitchen, Utility Room, Bathroom and En-Suite. South West Facing Garden.

FREEHOLD

£ 695,000

- ❖ Open Porch, Entrance Hall
- ❖ Inner Hall, Refitted Cloakroom
- ❖ Bay fronted Living Room, Dining Room
- ❖ Refitted Kitchen and Utility Room
- ❖ Brick Cavity Base & Glass Roof Conservatory
- ❖ Study/Family Room
- ❖ Landing, Four Bedrooms
- ❖ Refitted Bathroom and En-Suite Shower Room
- ❖ Detached Double Garage and Block Paved Driveway
- ❖ Replaced PVC Double Glazing
- ❖ Good Sized South Facing Garden

VIEWING
APPOINTMENT:

DAY:

TIME:

Telephone 249922

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Key Facts for Buyers:

EPC: Rating of D (59).
Council Tax: Band F
Approx. £3,088 per annum.

Ground Floor:

PORCH:

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

ENTRANCE HALL:

Front aspect PVC double glazed window adjoining the door, coving, encased radiator, Oak flooring, archway to Inner Hall.

STUDY: 10'8 x 8'6

Front aspect PVC double glazed window, coving, radiator, TV & telephone connections.

INNER HALL:

Window on the staircase, coving, Oak flooring.

REFITTED CLOAKROOM: 6'9 x 6'3

Side aspect PVC double glazed window, ceramic tiled flooring, chrome heated towel rail, wash hand basin with cupboard under, dual flush close coupled WC.

LIVING ROOM: 18'11 x 12'1

Front aspect PVC double glazed bay window, coving, wall light points, TV & telephone connections, gas living flame coal effect fire with marble hearth & surrounds plus wooden mantle over and external brick chimney.

DINING ROOM: 11'2 x 9'0

Open plan to conservatory, coving, radiator.

CONSERVATORY: 12'2 x 10'0

Matching brick cavity base with PVC window sections and French doors under a pitched glass section roof, under floor heating run off the central heating boiler on a 'wet loop'.

REFITTED KITCHEN: 10'8 x 10'5

Rear aspect PVC window, plain plaster ceiling, downlighting, vertical radiator. Range of base and wall units, roll edge laminate worktops, tiled surrounds, space for dishwasher, 600mm cutlery and pan drawers, 1000mm cutlery and pan drawers, 100mm slide out condiment rack, stainless steel and glass integrated microwave, stainless steel and glass fan oven/grill, 600mm wine chiller, 4-ring induction hob and stainless steel extractor hood, integrated bins.

REFITTED UTILITY ROOM: 7'2 x 5'2

Rear aspect PVC door to the garden, plain plaster ceiling, downlighting, ceramic tiled floor, "Worcester" boiler, (*estimated install in 2018 by British Gas*). Range of base and eye level units, space for upright fridge freezer, stainless steel sink, space for automatic washing machine, understairs recess (*shelved*).

First Floor:

LANDING:

Side aspect PVC double-glazed window, coving, loft hatch, airing cupboard.

REFITTED MAIN BATHROOM: 7'0 x 6'9

Rear aspect PVC double-glazed window, extractor fan, ceramic tiled floor, half tiled walls, chrome heated towel rail, panel enclosed bath with mixer tap, shower attachment, fixed screen, pedestal ash hand basin, shaver socket, dual flush close coupled WC.

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BEDROOM ONE: 13'8 x 11'6

Front aspect PVC double-glazed window, 6-door wardrobe, radiator, TV & telephone connections.

REFITTED EN-SUITE SHOWER

ROOM: 9'0 x 4'2

Side aspect PVC double glazed window, extractor fan, ceramic tiled floor, half tiled walls, chrome heated towel rail, shower enclosure with thermostatic shower, rain head, sliding head support, inset wash hand basin with cupboard under, dual flush closed coupled WC.

BEDROOM TWO: 14'3 x 8'6

Twin front aspect PVC double glazed windows, radiator.

BEDROOM THREE: 10'6 x 9'3

Rear aspect PVC double –glazed window, radiator, built-in wardrobe, satellite lead.

BEDROOM FOUR: 10'8 x 9'10

Rear aspect PVC double –glazed window, radiator, built-in wardrobe.

Outside:

DOUBLE DETACHED GARAGE:

Refer to photo, side window, twin up-and-over doors, light & power, eaves storage.

FRONT GARDEN:

Block paved for parking etc.

REAR GARDEN: Refer to photo

South-West orientation, gate, tap.



Front



Rear Garden



Rear Garden



Rear Garden

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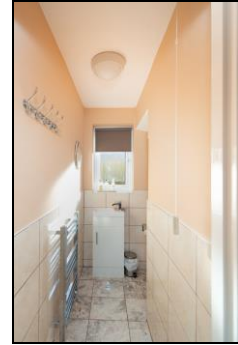
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Entrance Hall



Cloakroom



Study



Living Room



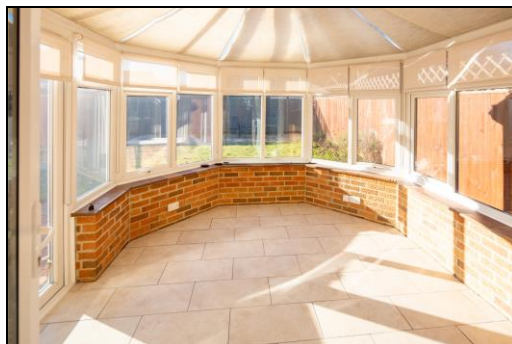
Living Room



Living Room



Dining Room



Conservatory

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Refitted Kitchen Room



Refitted Kitchen Room



Utility Room



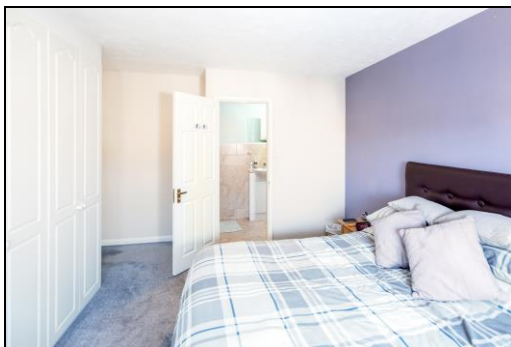
Landing



Bedroom Two



Bedroom One



Bedroom One



Refitted En-Suite to Bedroom One

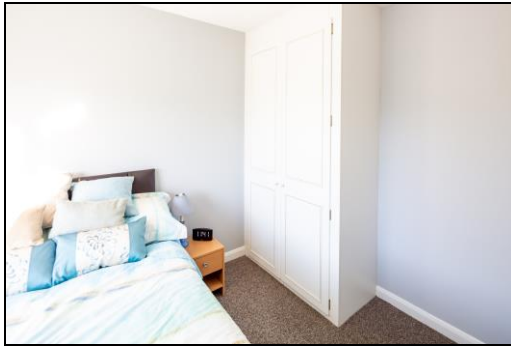
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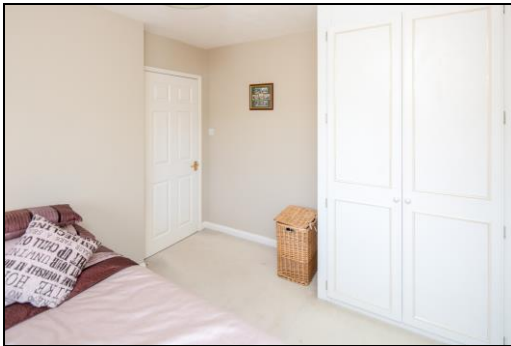
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Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



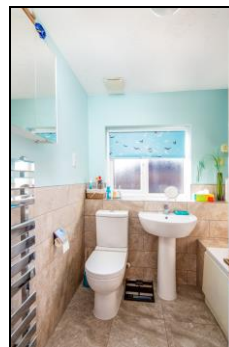
Bedroom Four



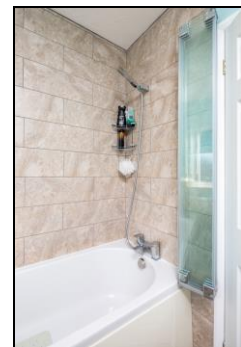
Bedroom Four



Bedroom Four



Refitted Bathroom



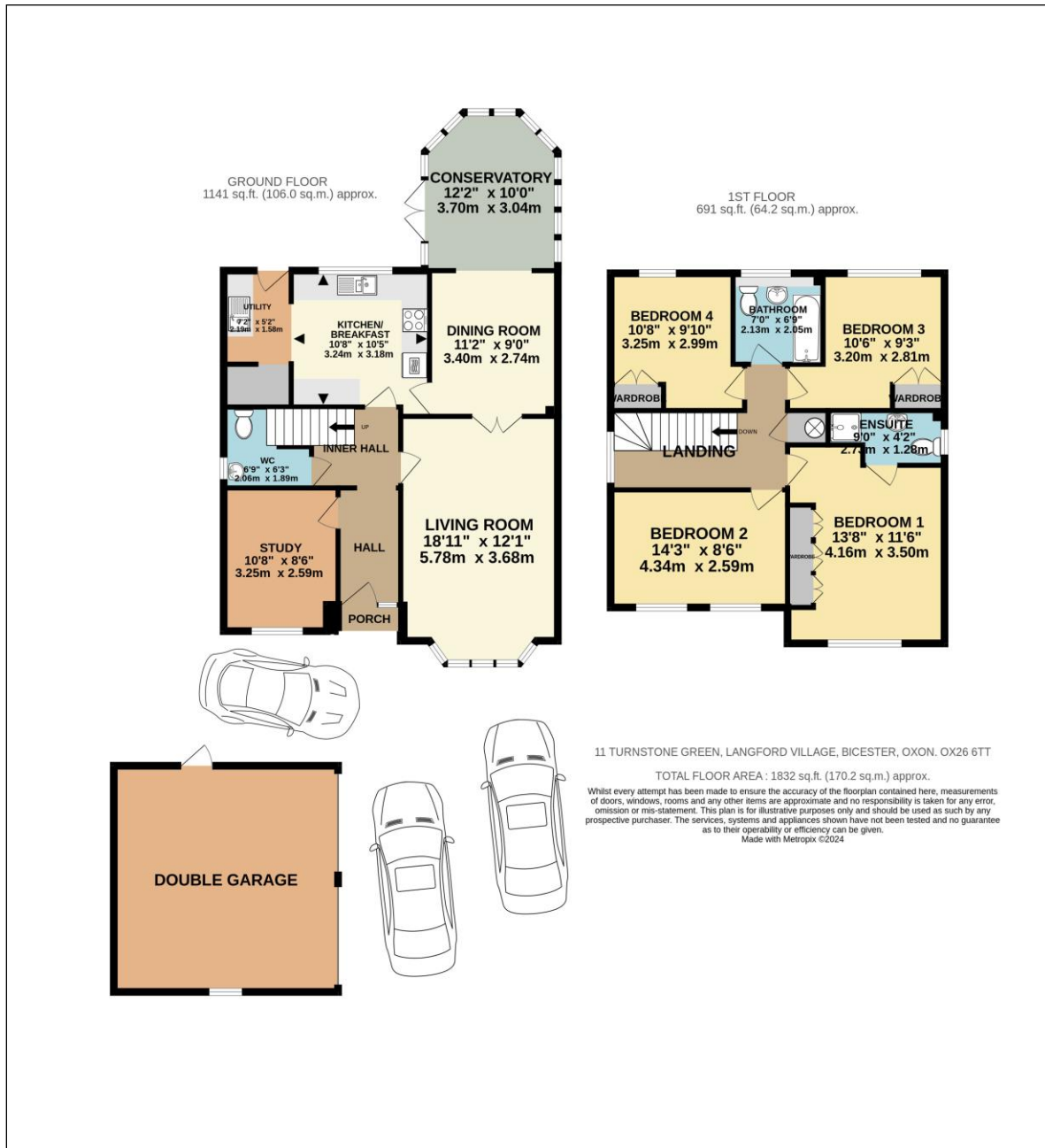
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