

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**41 Sandown Road, Kingsmere,  
Bicester, Oxfordshire. OX26 1BU**

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

Tel: Bicester (01869)

## 249922

**41 Sandown Road, Kingsmere, Bicester, Oxon. OX26 1BU**



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

**FREEHOLD**

**£ 590,000**

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Study
- ❖ Living Room
- ❖ Kitchen/Family/Dining Room with Utility Room
- ❖ Landing
- ❖ Four Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Southerly Facing Garden, Garage and Driveway Parking
- ❖ Walking Distance to Bicester Village Shops and Station

VIEWING  
APPOINTMENT:

DAY:

TIME:

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### Key Facts for Buyers:

**EPC:** Rating of B (84).  
**Council Tax:** Band E  
Approx. £2,613 per annum.

### Ground Floor

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

Outside courtesy light, post box, part glazed security front door to:

#### **ENTRANCE HALL:**

Plain plaster ceiling, radiator, BT master socket, downstairs zoned central heating thermostat.

#### **CLOAKROOM: 5'4 x 2'10**

Plain plaster ceiling, LED lighting, extractor fan, sheet vinyl flooring, radiator, pedestal wash hand basin, dual flush close coupled WC.

#### **STUDY: 8'10 x 7'0**

Front aspect PVC window, plain plaster ceiling, radiator, telephone point.

#### **LIVING ROOM: 14'4 x 12'2**

Front aspect PVC window, plain plaster ceiling, radiator, TV point.

#### **KITCHEN/FAMILY/DINING: 28'8 overall**

##### **Kitchen Area: 10'4 x 9'5**

Rear aspect PVC window, plain plaster ceiling, LED lighting, radiator, ceramic tiled floor. Range of base and eye level units, roll edge laminate worksurfaces, laminate upstands, tiled surrounds, integrated 50:50 fridge freezer, stainless steel and glass fan oven/grill, 6-ring stainless steel gas hob, stainless steel splashback, stainless steel extractor hood, corner unit, 1½ bowl stainless steel sink, integrate dishwasher, second corner unit, 800mm cutlery and pan drawers, open plan to utility and dining/family area.

**Dining/Family Area: 18'7 x 8;7 widening to 11'9 into bay**

**Dining Area:** Rear aspect PVC French doors with windows to either side, plain plaster ceiling, understairs cupboard, radiator.

**Family Area:** Rear aspect French doors, TV point.

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

Side aspect half glazed security door, plain plaster ceiling, extractor fan, ceramic tiled floor, range of base and eye level units, roll edge laminate worksurfaces, laminate upstands, tiled surrounds, stainless steel sink, space for washing machine. "Ideal Logic System s15" wall mounted boiler in wall unit.

### First Floor:

#### **LANDING:**

Access to loft space, plain plaster ceiling, radiator, airing cupboard.

#### **BATHROOM: 8'6 x 5'6**

Rear aspect PVC window, plain plaster ceiling, extractor fan, downlighting, vinyl flooring, chrome heated towel rail, fully tiled walls, panel enclosed bath with mixer tap shower attachment, sliding head support, screen, wall hung wash hand basin, shaver socket, concealed cistern dual flush WC.

#### **BEDROOM ONE: 12'9 x 12'0**

Front aspect PVC window, plain plaster ceiling, radiator, fitted 4-door wardrobe, upstairs zoned central heating thermostat.

#### **EN-SUITE: 8'0 x 6'3**

Front aspect PVC window, plain plaster ceiling, extractor fan, downlighting, overstairs bulkhead cupboard, vinyl flooring, chrome heated towel rail, shower enclosure with thermostatic shower, sliding head support, wall hung wash hand basin, shaver socket, concealed cistern dual flush WC.

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### **BEDROOM TWO: 13'2 x 9'1**

Front aspect PVC window, plain plaster ceiling, radiator.

### **BEDROOM THREE: 10'6 x 8'6**

Rear aspect PVC window, plain plaster ceiling, radiator.

### **BEDROOM FOUR: 10'0 x 7'6**

Rear aspect PVC window, plain plaster ceiling, radiator, built-in 2-door wardrobe.

### **Outside:**

**FRONT GARDEN:** refer to photograph

**REAR GARDEN:** refer to photographs

### **GARAGE: 19'6 x 10'5**

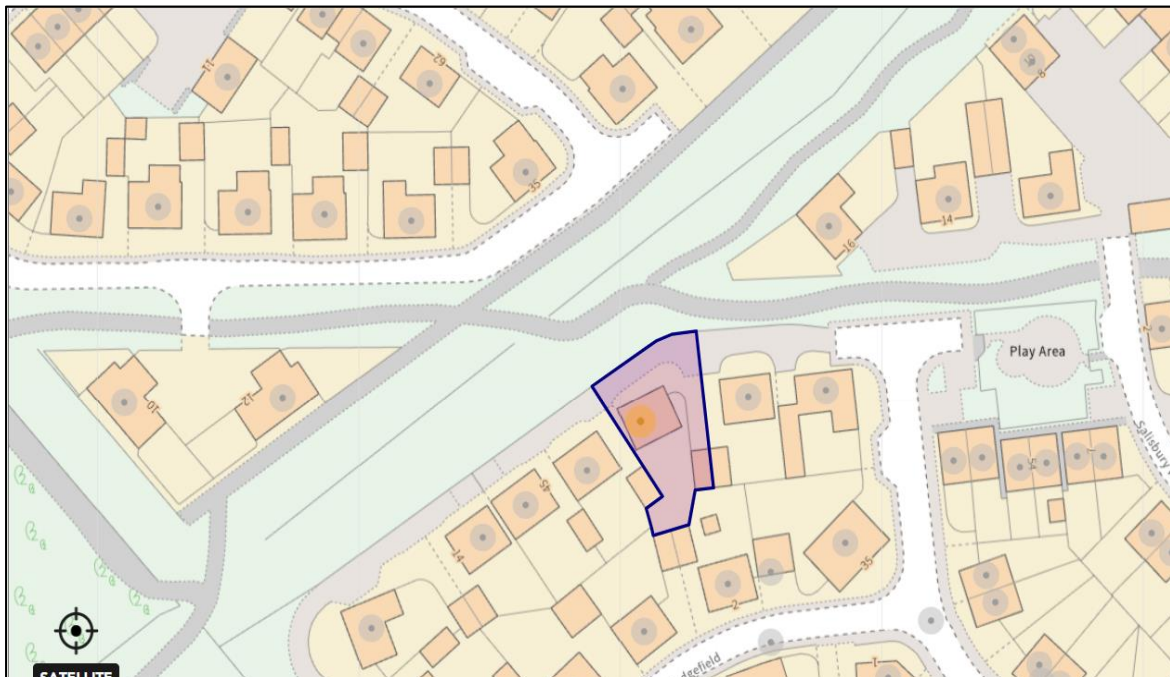
Up and over door, light and power, eaves storage. Driveway parking for 2-3 cars (*depending on size*).



Rear Garden



Rear Garden



Land Registry Plan

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Front



Entrance Hall



Cloakroom



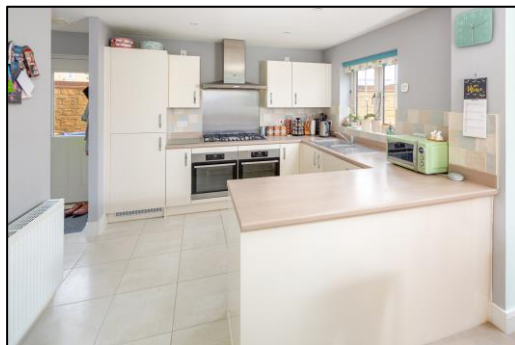
Study



Living Room



Living Room



Kitchen/Family/Dining Room



Kitchen/Family/Dining Room

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Kitchen/Family/Dining Room



Family/Dining Area



Dining Area into Kitchen



Dining Area



Utility Room



Bedroom One



Bedroom One



En-Suite to Bedroom One



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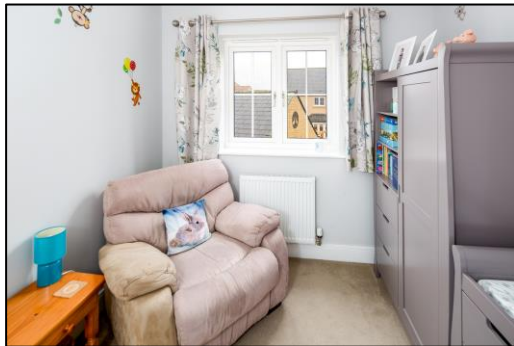
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Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Bedroom Four



Bedroom Four



Bathroom



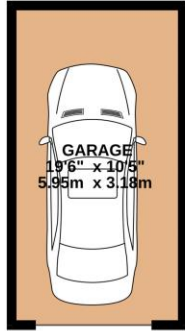
Bathroom

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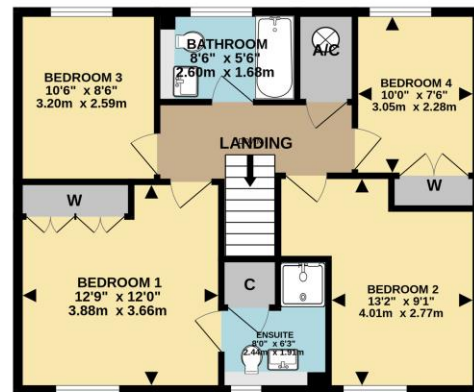
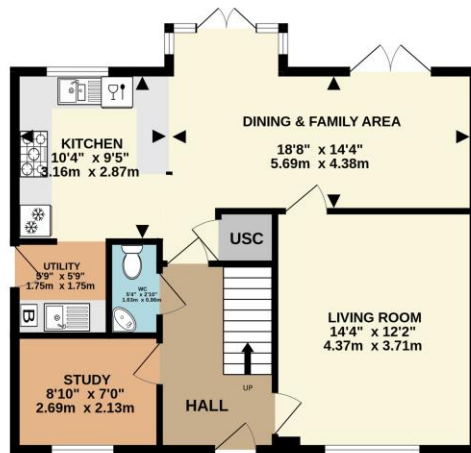
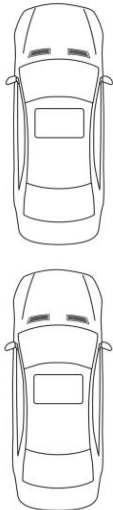
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TOTAL FLOOR AREA : 1513 sq.ft. (140.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR  
868 sq.ft. (80.6 sq.m.) approx.

1ST FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



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.