

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



23 Ascot Way, Kingsmere, Bicester, Oxfordshire. OX26 1AG

BARTON FLEMING

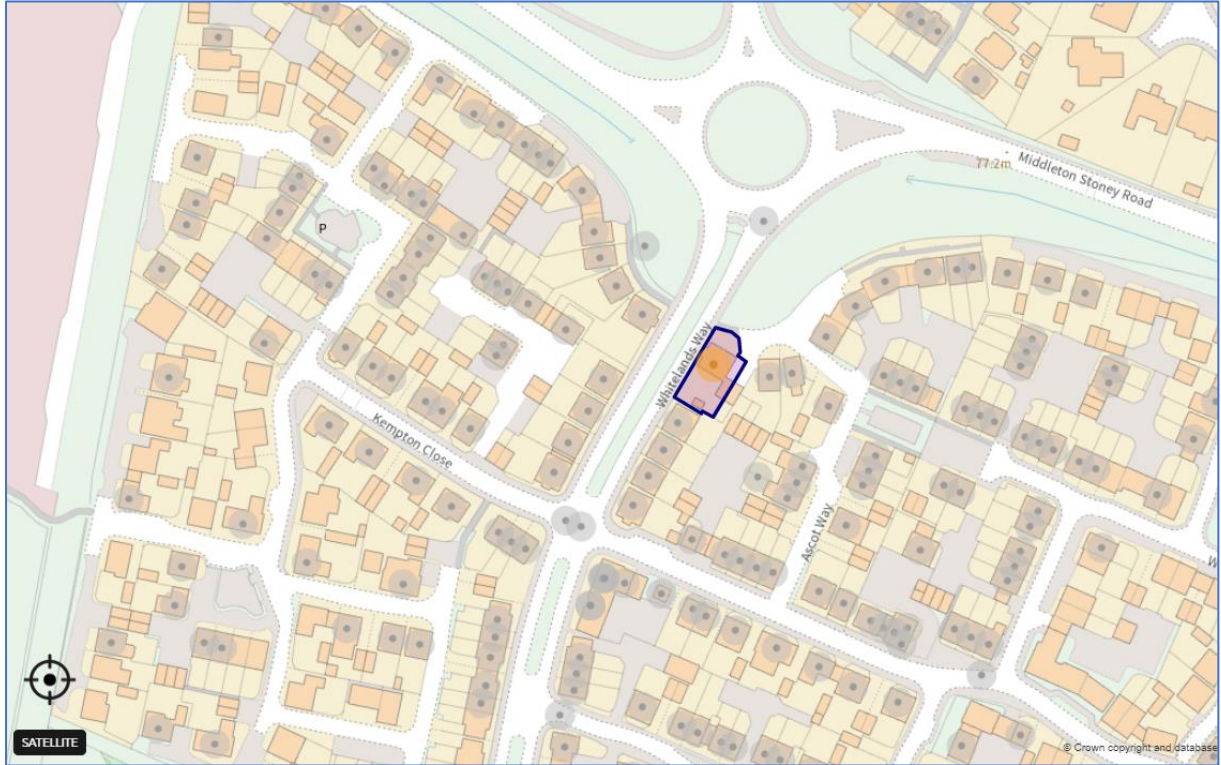
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

23 Ascot Way, Kingsmere, Bicester, Oxfordshire. OX26 1AG



**Six Bedroom Detached with Three Reception Rooms,
Kitchen Breakfast Room, Bathroom, Wet Room, Two En-Suites,
Garage Conversion, Front and Rear Gardens and Parking**

FREEHOLD

£ 625,000

- ❖ Entrance Hall
- ❖ Study and Wet Room
- ❖ Living Room with Bay and Dining Room
- ❖ Kitchen Breakfast Room
- ❖ First Floor Bathroom
- ❖ First Floor Bedroom 1 with En-Suite
- ❖ First Floor Bedrooms 4, 5 and 6
- ❖ Second Floor Bedrooms 2 with En-Suite and 3
- ❖ Garage converted to Gym
- ❖ Front and Rear Gardens
- ❖ Close to Local Amenities and Walking Distance to Bicester Village and Station

**VIEWING
APPOINTMENT:**

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of B (84).
Council Tax: Band G
Approx. £3,563 per annum.

Ground Floor:

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

ENTRANCE HALL:

Plain plaster ceiling, ceramic tiled floor, radiator, thermostat, telephone master socket.

STUDY: 10'5 x 8'1

Front aspect PVC window, plain plaster ceiling, downlighting, RCD electricity fuse board, laminate flooring, radiator.

WET ROOM: 5'0 x 9'4

Plain plaster ceiling, extractor fan, downlighting "Amtico" flooring, wet area, thermostatic shower, sliding head support, water retaining gate, wash hand basin, dual flush close coupled WC.

LIVING ROOM: 16'7 x 11'10 plus bay 6'10 x 3'2

Front aspect PVC window, side aspect PVC bay window, plain plaster ceiling, two radiators, TV point.

DINING ROOM: 11'11 x 8'11

Rear aspect PVC French doors, plain plaster ceiling, radiator, open plan to:

KITCHEN BREAKFAST ROOM: 16'8 x 11'8

Rear aspect PVC French doors, plain plaster ceiling, downlighting, ceramic tiled floor, understairs cupboard, radiator. Range of base and tall eye level units, roll edge laminate worksurfaces, laminate upstands, integrated 50:50 fridge freezer, double cavity stainless steel and glass fan oven/oven grill, 4-ring stainless steel gas hob, stainless steel extractor hood, integrated dishwasher, 1½ bowl stainless steel sink, integrated washing machine.

First Floor:

LANDING:

Front aspect PVC window, plain plaster ceiling, airing cupboard, radiator, staircase to top floor.

BATHROOM: 7'11 x 6'3

Rear aspect PVC window, plain plaster ceiling, extractor fan, ceramic tiled floor, chrome heated towel rail, panel enclosed bath with thermostatic shower over, sliding head support, screen, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM ONE: 11'1 extending to 16'0 x 12 and bay 6'4 x 3'2

Side aspect PVC bay window, plain plaster ceiling, radiator, TV point.

EN-SUITE: 7'7 x 5'1

Rear aspect PVC window, plain plaster ceiling, downlighting, extractor fan, ceramic tiled floor, chrome heated towel rail, shower enclosure with thermostatic shower, sliding head support, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM SIX: 12'2 x 9'0

Front aspect PVC window, plain plaster ceiling, radiator.

BEDROOM FOUR: 12'6 x 10'0

Front aspect PVC window, plain plaster ceiling, radiator.

BEDROOM FIVE: 13'0 x 8'6 extending to 10'0 narrowing to 7'2

Rear aspect PVC window, plain plaster ceiling, radiator.

Second Floor:

LANDING:

Rear aspect skylight.

BEDROOM TWO: 15'4 and bay 2'10 x 2'10, narrowing to 8'2 x 12'9

Front aspect PVC window, plain plaster ceiling, two radiators.

EN-SUITE: 6'11 x 6'6

Rear aspect "Keylite" skylight, plain plaster ceiling, ceramic tiled floor, heated towel rail, shower enclosure with thermostatic shower, sliding head support, dual flush close coupled WC, pedestal wash hand basin.

BEDROOM THREE: 15'4 and bay 2'9 x 2'9 x 12'3

Side aspect PVC window, front aspect PVC window, rear aspect "Keylite" skylight, plain plaster ceiling, access to loft space, two radiators.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

GARAGE: 19'9 x 10'6

Converted to gym, plain plaster ceiling, light and power.

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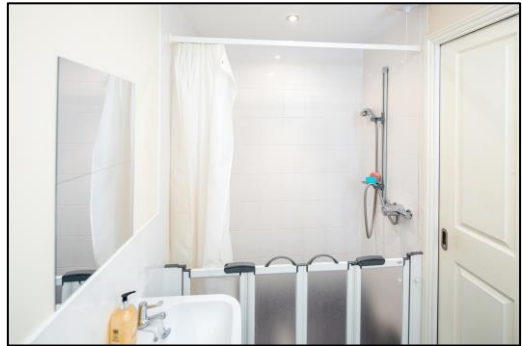
Entrance Hall



Study



Shower/Wet Room



Shower/Wet Room



Living Room



Living Room



Living Room



Dining Room

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Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Bathroom



First Floor Bedroom One



First Floor Bedroom One



First Floor Bedroom One

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En-Suite to Bedroom One



First Floor Bedroom Four



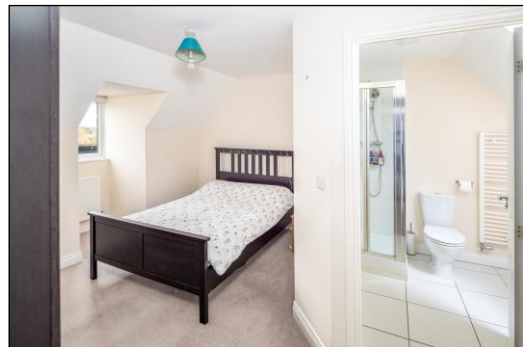
First Floor Bedroom Six



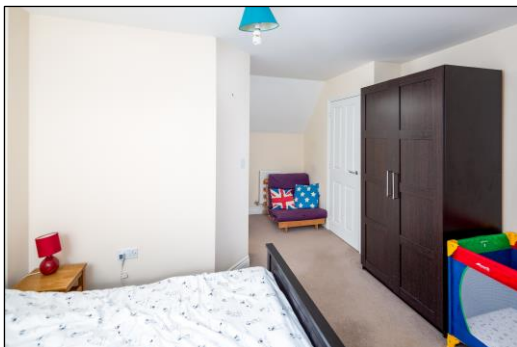
First Floor Bedroom Six



First Floor Bedroom Five



Second Floor Bedroom Two



Second Floor Bedroom Two



En-Suite to Bedroom Two

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Second Floor Bedroom Three



Garage Converted to Gym



Rear Garden



Garage Converted to Gym



Rear Garden



Rear Garden



Rear Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

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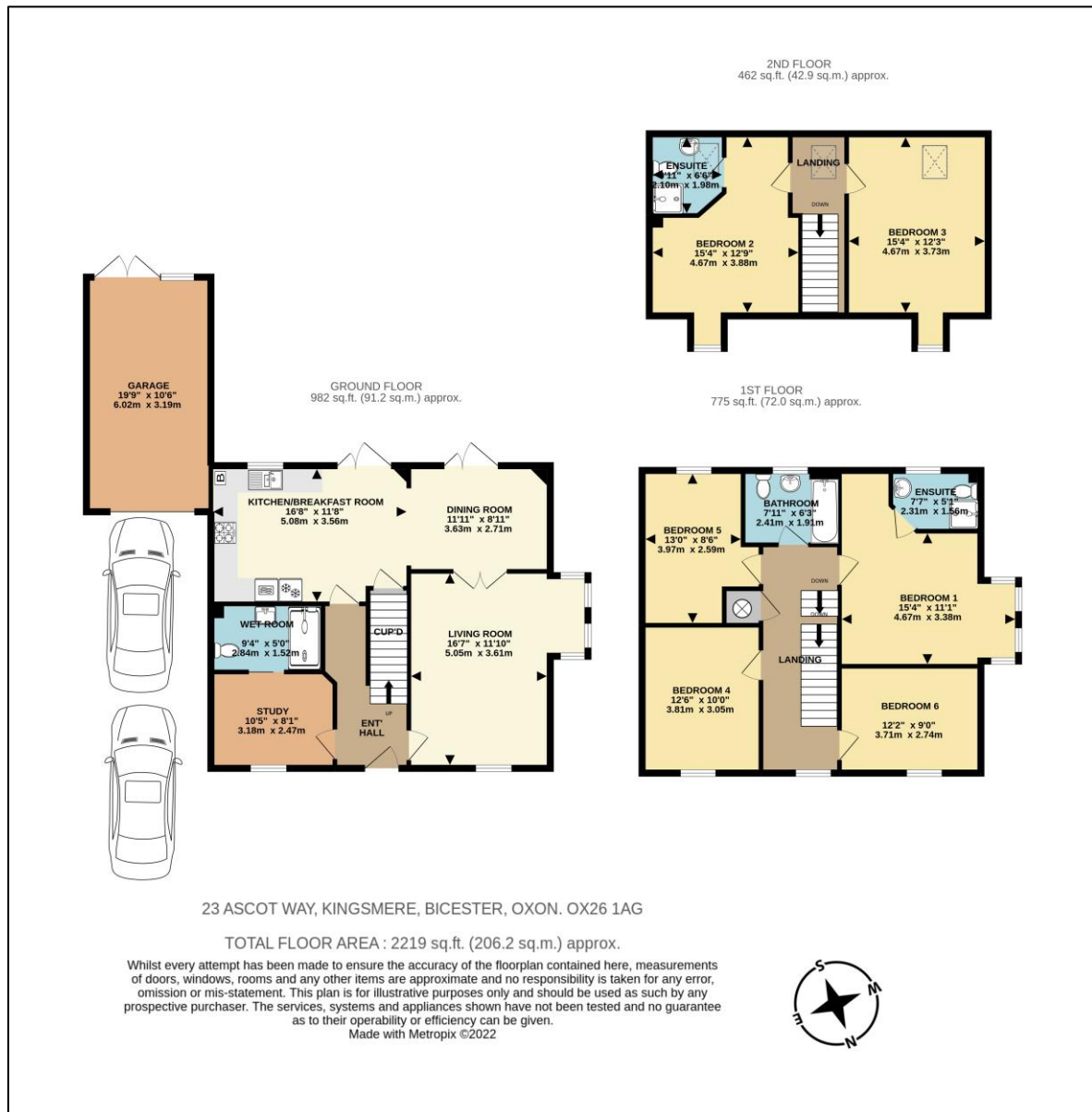
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