

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**6 Whitelands Way, Kingsmere,  
Bicester, Oxfordshire. OX26 1AB**

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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

**6 Whitelands Way, Kingsmere, Bicester, Oxon. OX26 1AB**



**Five Bedroom Detached with Two-En-Suite Shower Rooms, Dressing Room, Study, Utility, Garage & Additional Parking.**

**FREEHOLD**

**Offers in Excess of: £ 550,000**

- ❖ Entrance Hall, Cloakroom
- ❖ Kitchen Breakfast Room
- ❖ Utility Room
- ❖ Separate Dining Room, Ground Floor Study
- ❖ Living Room with French Doors onto the Garden
- ❖ Landing, Bedroom One with Dressing Room & En-Suite
- ❖ Bedroom Two with En-Suite
- ❖ 1<sup>st</sup> Floor Single Bedroom (bedroom 5)
- ❖ Two 2<sup>nd</sup> Floor Bedrooms, 2<sup>nd</sup> Floor Shower Room
- ❖ Garage open to Parking Space Behind, Further Parking
- ❖ West facing Garden with Deck

VIEWING  
APPOINTMENT:

DAY:

TIME:

Telephone 249922

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### **Key Facts for Buyers:**

Title: Freehold. No. ON 304257  
Council Tax: Ref: 0022418800600X  
Currently deleted as at 20-06-22  
EPC: C – 79

### **Ground Floor:**

Part glazed security front door to:-

#### **ENTRANCE HALL:**

Plain plaster ceiling, 'Schreiber' flooring, radiator, telephone point, thermostat (controlling the downstairs zone), staircase.

#### **CLOAKROOM: 5'8 x 2'8.**

Plain plaster ceiling, extractor fan, ceramic tiled floor, radiator, pedestal wash hand basin, dual flush close coupled wc.

#### **STUDY: 7'4 x 7'1.**

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

#### **DINING ROOM: 11'4 x 8'8.**

Front aspect PVC sash window, plain plaster ceiling, radiator.

#### **KITCHEN BREAKFAST ROOM: 14'3 x 10'9 narrowing to 8'6 in breakfast area.**

Twin rear aspect PVC sash windows, plain plaster ceiling, radiator, ceramic tiled floor, space for breakfast table & chairs for 4 people. Range of base and wall units with roll-edge laminate worktops and tiled surrounds, integrated dishwasher, 1½ bowl stainless steel sink, boiler enclosed within the end wall unit, stainless steel & glass finish fan oven-grill, stainless steel four ring gas hob, stainless steel extractor hood, 500mm cutlery & pan drawers, integrated 50:50 fridge freezer.

#### **UTILITY ROOM: 7'1 x 6'3.**

Side aspect half glazed security door to the side path, plain plaster ceiling, extractor fan, ceramic tiled floor, radiator. Range of base and wall units with roll-edge laminate worktops, integrated washer-dryer.

#### **LIVING ROOM: 16'3 x 11'4.**

Rear aspect PVC French doors and adjoining windows to either side to the garden deck, plain plaster ceiling, radiator, TV & satellite connections.

### **First Floor:**

#### **1<sup>st</sup> Floor LANDING:**

Plain plaster ceiling, radiator, airing cupboard, staircase to 2<sup>nd</sup> floor.

#### **BEDROOM ONE SUITE: 18'10 overall x 13'8 (max).**

#### **Bedroom: 13'8 narrowing to 11'8 x 11'5.**

Front aspect PVC sash window, plain plaster ceiling, radiator, telephone point, thermostat (controlling the zone covering the upper floors).

#### **Walk Through Dressing Room: 7'4 x 5'0**

Front aspect PVC sash window, plain plaster ceiling, fitted high quality clothing rails.

#### **En-Suite Shower Room: 7'1 x 6'8.**

Front aspect PVC sash window, plain plaster ceiling, extractor fan, high quality laid strip vinyl flooring, heated towel rail, 1200mm x 760mm shower enclosure with thermostatic shower plus sliding head support, pedestal wash hand basin, dual flush close coupled wc.



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### **BEDROOM TWO: 11'5 x 11'5. (Guest Bedroom with En-suite)**

Rear aspect PVC sash window, plain plaster ceiling, radiator.

### **En-Suite Shower Room: 8'0 x 5'5.**

Rear aspect sash window, plain plaster ceiling, extractor fan, high quality laid strip vinyl flooring, heated towel rail, 1200mm x 760mm shower enclosure with thermostatic shower plus sliding head support, pedestal wash hand basin, dual flush close coupled wc.

### **BEDROOM FIVE: 9'0 x 8'0**

Rear aspect PVC sash window, plain plaster ceiling, radiator, TV point.

### **BATHROOM: 6'11 x 6'8**

Side aspect PVC window, plain plaster ceiling, extractor fan, ceramic tiled floor, half tiled walls, heated towel rail, panel enclosed bath, pedestal wash hand basin, dual flush close coupled WC.

### **Second Floor:**

#### **2<sup>nd</sup> Floor LANDING:**

Plain plaster ceiling, loft hatch.

#### **SHOWER ROOM: 6'8 x 5'7.**

Rear aspect skylight, plain plaster ceiling, fully tiled walls, ceramic tiled floor, fully tiled walls, heated towel rail, shower enclosure with thermostatic shower and sliding head support.

### **LARGER 2<sup>nd</sup> Floor BEDROOM (Bedroom 3): 14'3 plus dormer x 11'8.**

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

### **SMALLER 2<sup>nd</sup> Floor BEDROOM (Bedroom 4): 14'3 plus dormer x 7'5.**

Front aspect PVC dormer window, rear aspect skylight, plain plaster ceiling, radiator.

### **Outside:**

#### **FRONT GARDEN:**

Refer to photo.

#### **REAR GARDEN:**

Refer to photos. Westerly orientation so catching the afternoon and evening sun, extensive deck, rear gate, lean-to shed to the side of the house, tap.

#### **GARAGING / PARKING: For 3 cars.**

Technically what looks like a garage is an extended double length parking space covered for the first 20ft and with an up-and-over door on the front but open to the rear providing another parking space which is then enclosed by a 6ft brick wall. There is also a further parking space immediately behind the rear gate.

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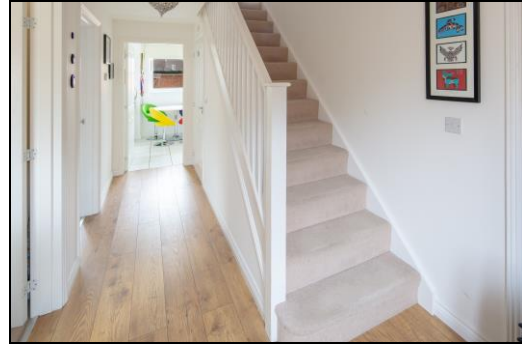
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Front Elevation



Entrance Hall



Living Room



Living Room



Utility Room



Dining Room



Kitchen Breakfast Room



Kitchen Breakfast Room



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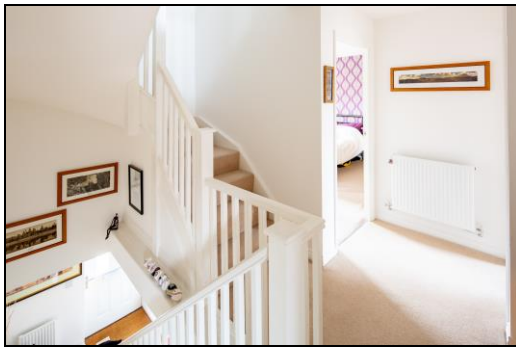
## 249922



Kitchen Breakfast Room



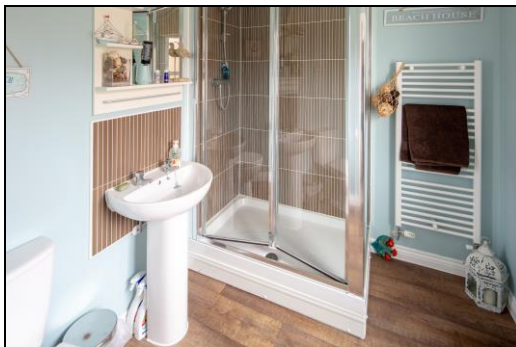
Kitchen Breakfast Room



First Floor Landing



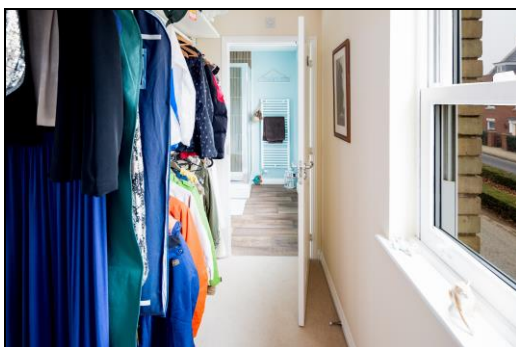
First Floor: Bedroom One  
Open plan to walk through dressing room



En-Suite Shower Room



First Floor: Bedroom One



Walk Through Dressing Room



First Floor: Bedroom One

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First Floor: Bedroom Two (Guest Bedroom)



First Floor: Bedroom Two (Guest Bedroom)



En-Suite Shower Room to Bedroom Two



First Floor: Bedroom Two (Guest Bedroom)  
With En-Suite



First Floor: Bedroom Five



First Floor: Bathroom



Second Floor: Bedroom 3



Double Length Parking



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Rear Garden – Looking South

Arrows indicate space for 3 cars



Rear Elevation



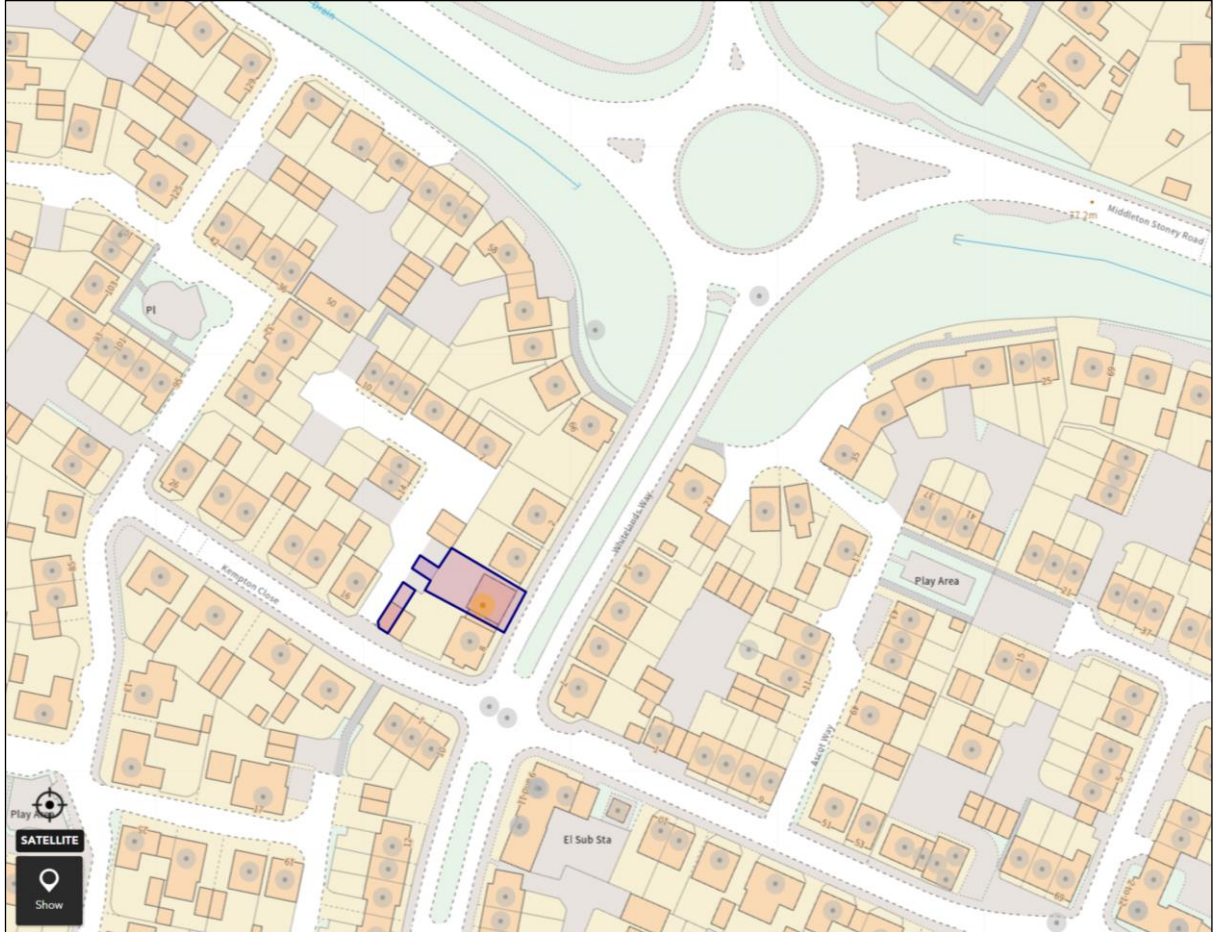
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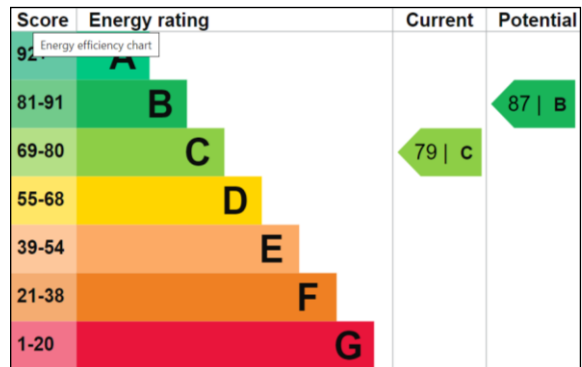
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Parking Immediately to the Rear



EPC

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**Space for Notes:**



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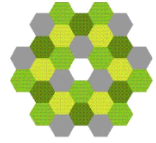
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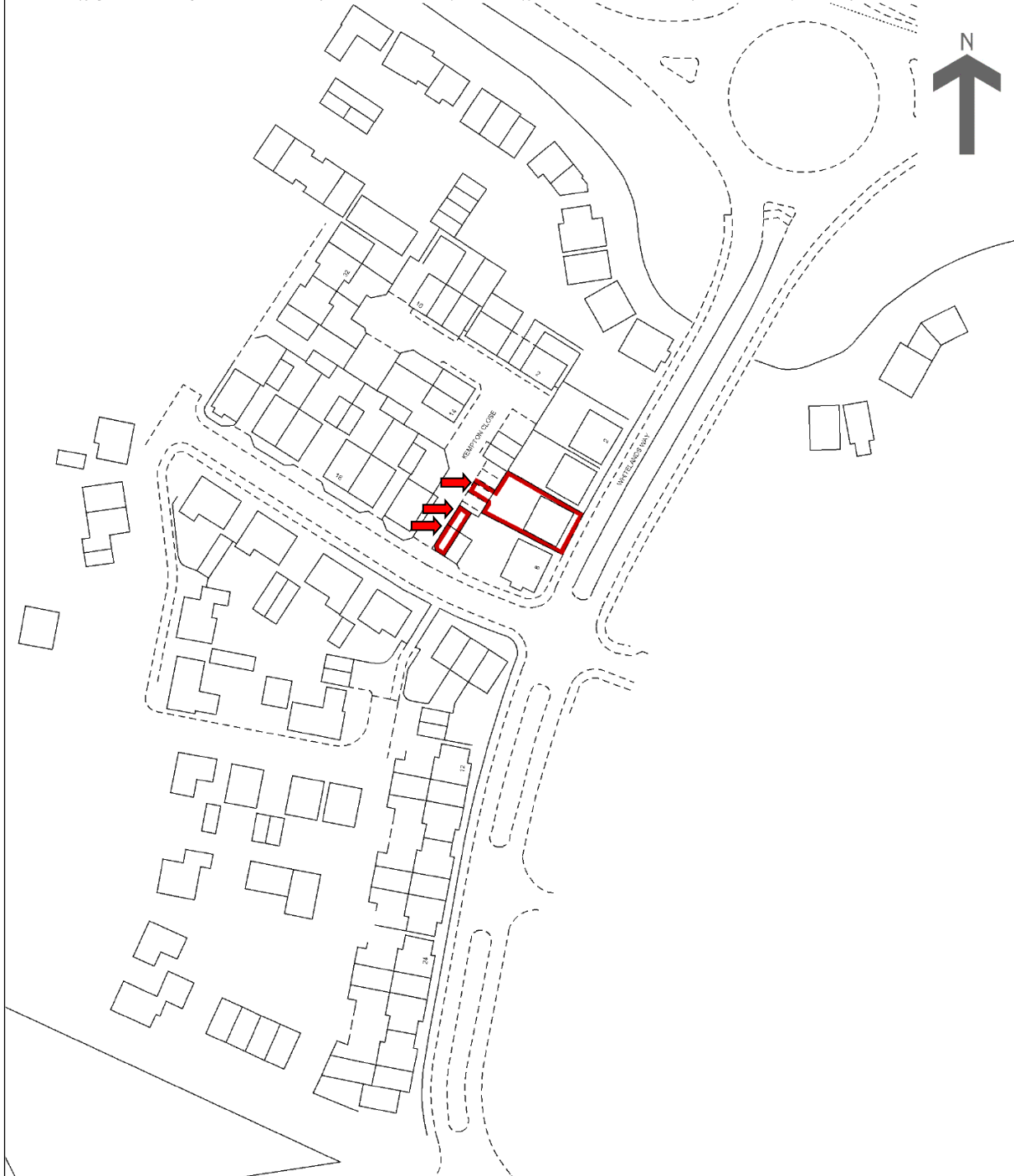
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HM Land Registry  
Current title plan

Title number **ON304257**  
Ordnance Survey map reference **SP5622SE**  
Scale **1:1250**  
Administrative area **Oxfordshire : Cherwell**



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Spaces for 3 cars (Red arrows)

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