

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



Barr Cottage, Whales Lane, Marsh Gibbon, Oxon, OX27 0HB

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Web: www.bartonfleming.co.uk
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

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This One Bedroom Semi-Detached Stone cottage is situated in a quiet spot of this Idyllic Village, the property benefits From Exposed Stone and Beams, Wood Burner, Kitchen, Utility/Storage Room, Shower Room. The Village has a primary School, Post Office/Local Shop. Village Hall and Pub/Restaurant

FREEHOLD

£ 225,000

- ❖ NO UPPER CHAIN
- ❖ Reception Room, open plan to:
- ❖ Kitchen
- ❖ Utility/Storage Room
- ❖ Bedroom
- ❖ Shower Room
- ❖ Wood Burning Stove
- ❖ Original Exposed Beams and Lintels
- ❖ Views to front overlooking Meadow

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

Tenure: Freehold, No. BM328566

Council Tax Band: B

Aylesbury Vale DC
Council Tax: approx. £1,609 per annum

Flood Risk: Very Low

https://sprift.com/dashboard/property-report/?access_key=87ab53377268870ba0371a04836a85cc7473e11a0bd256918c727b786d5d769e

Ground Floor:

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

LIVING ROOM, open plan to KITCHEN: 14'8 x 11'2

Front aspect and twin rear aspect PVC double glazed windows with quarry tiled cills, exposed lintels and beams, downlighting, "Villager" wood burning stove, laminate flooring, turning staircase, understairs cupboard.

Kitchen Area:

Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, integrated washing machine, stainless steel sink, stainless steel and glass fan oven, ceramic halogen hob, carbon filter circulating extractor hood.

UTILITY/STORAGE ROOM: 5'5 x 4'1

Side aspect PVC double glazed window, 13amp power, free standing fridge-freezer.

First Floor:

BEDROOM: 14'4 x 11'1

Front aspect PVC double glazed window, quarry tiled cill, vaulted plain plaster ceiling, exposed beams, RCD electric fuse box and meter, wall mounted convector heater.

SHOWER ROOM:

Rear aspect PVC double glazed window, quarry tiled cill, vaulted ceiling with exposed beams, vinyl floor tiles, shower cubicle with electric shower, dual flush close coupled WC, pedestal wash hand basin, light/shaver socket.

Outside:

SIDE GARDEN: refer to photograph

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Living Room



Living Room



Living Room



Living Room



Kitchen Area



Bedroom



Bedroom



Bedroom

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Shower Room



Shower Room



Marsh Gibbon Pond



Marsh Gibbon Shop/Post Office



The Plough Public House and Restaurant



Marsh Gibbon Village Hall

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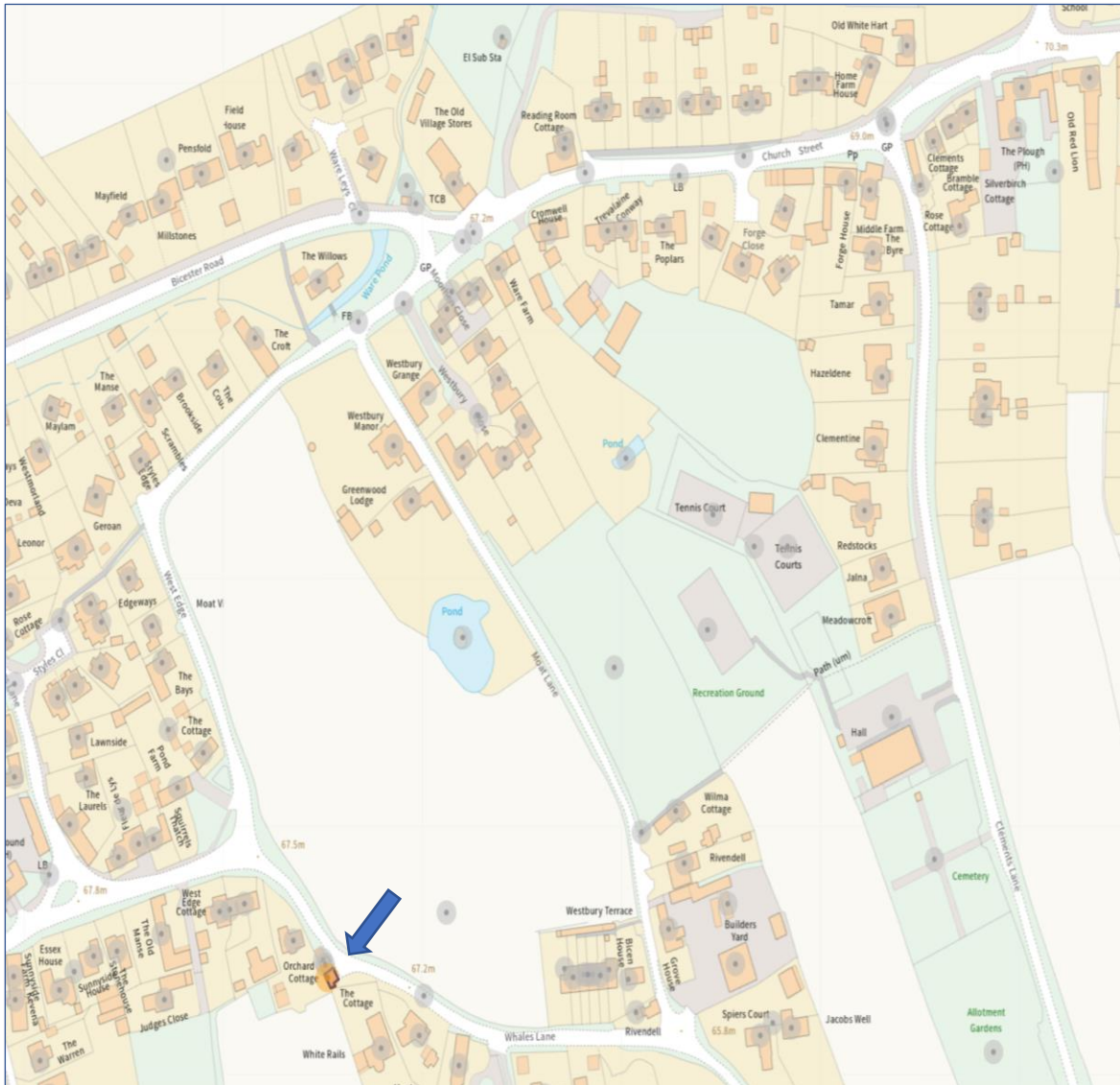
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Head of Whales Lane



West End Conservation Area



Land Registry Plan

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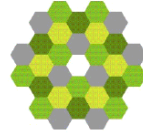
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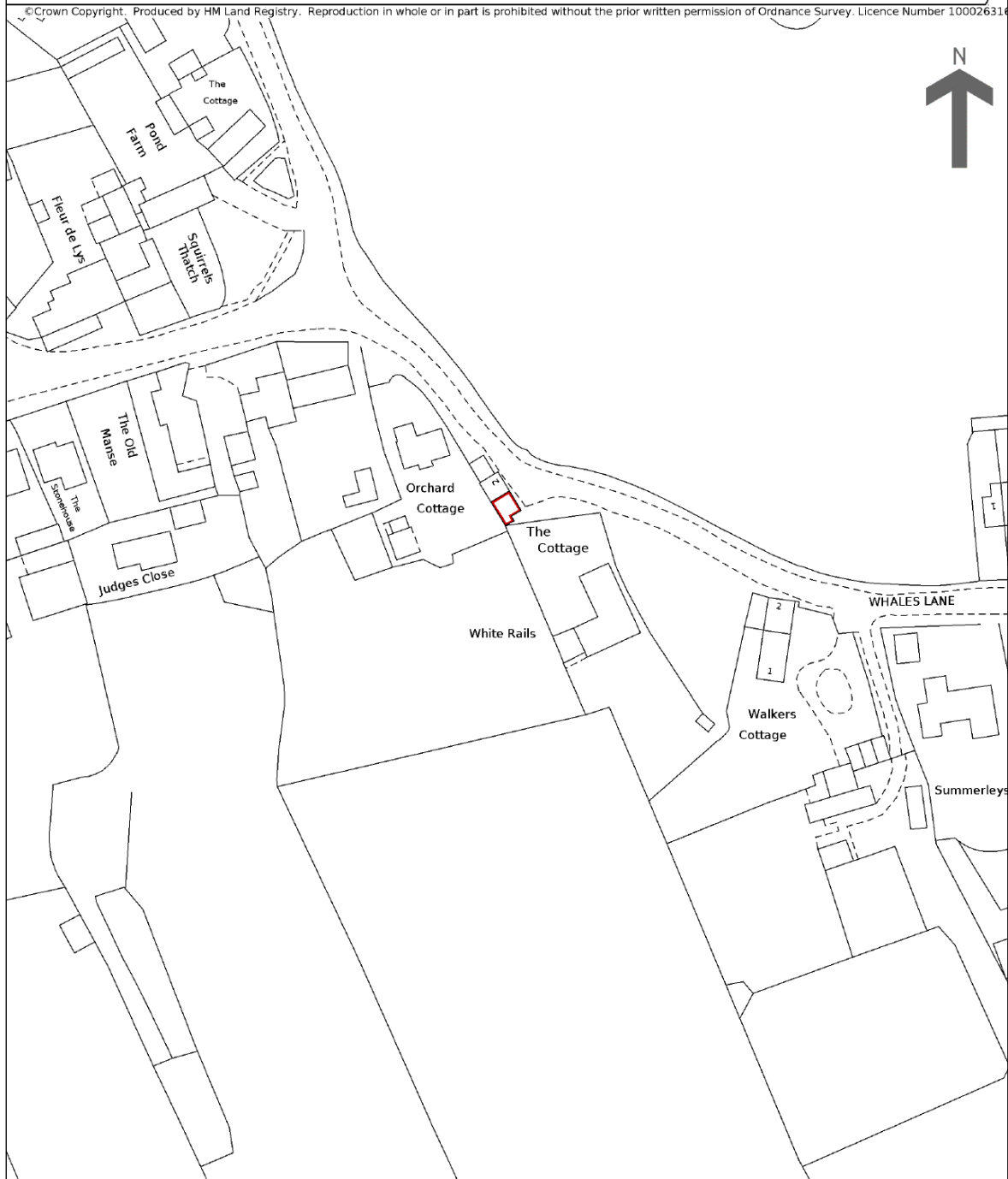
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HM Land Registry
Current title plan

Title number **BM328566**
Ordnance Survey map reference **SP6422NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Buckinghamshire**



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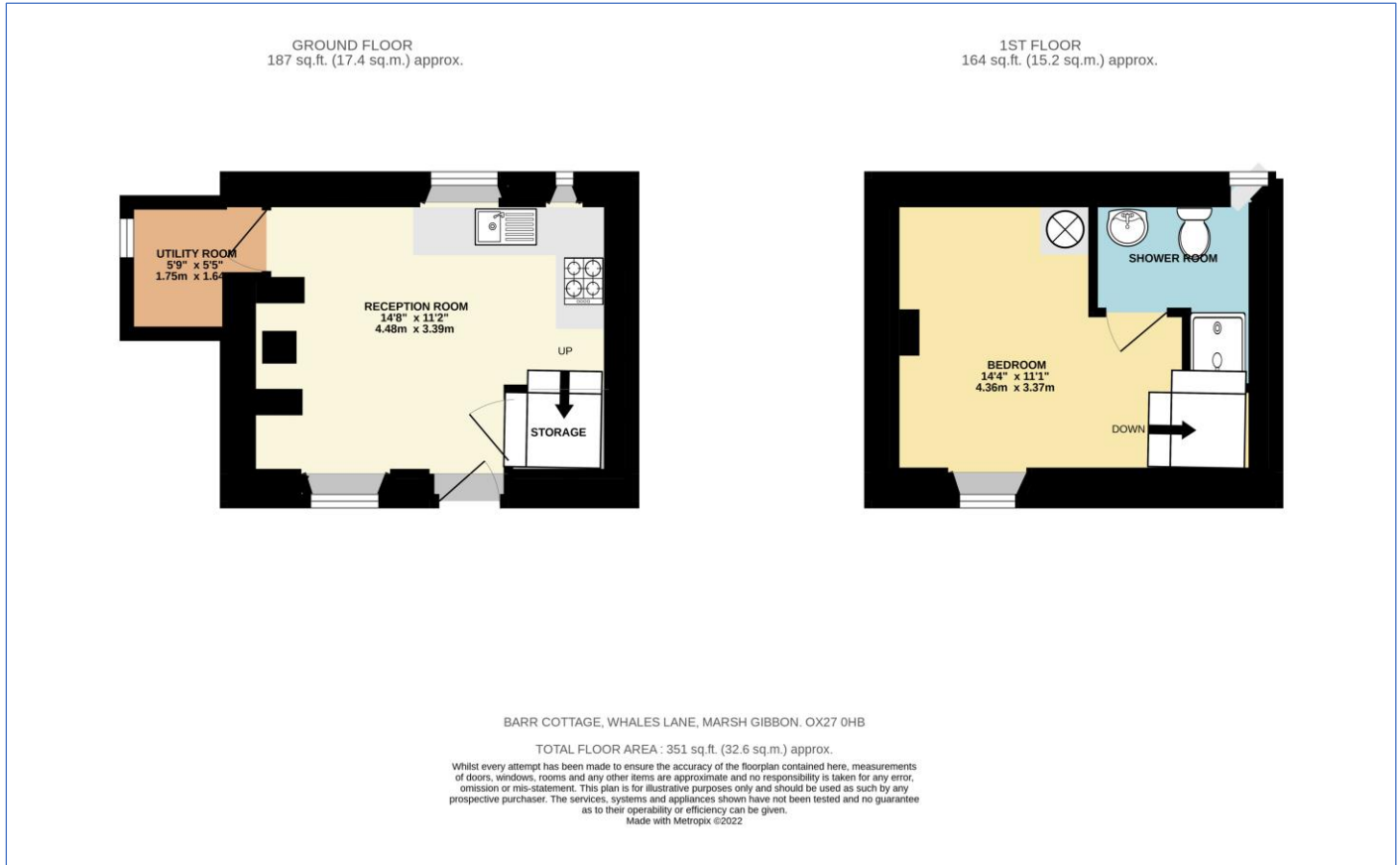


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