

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**4 Vespasian Way, Chesterton, Oxfordshire. OX26 1BA**

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### 4 Vespasian Way, Chesterton, Oxfordshire. OX26 1BA



**On an Exceptional Plot nearing ¼ Acre, a Four Double Bedroom Detached House with Living Room, Formal Dining Room, Kitchen Breakfast Room, Dressing Room and En-Suite to Master Bedroom, Bathroom, Double Garage and Parking for Up to Five Cars**

**FREEHOLD**

**£ 795,000**

- ❖ Porch and Reception Hall
- ❖ Cloakroom
- ❖ Living Room
- ❖ Formal Dining Room
- ❖ Kitchen Breakfast Room
- ❖ Landing
- ❖ Master Bedroom with Dressing Room and En-Suite
- ❖ Three Further Bedrooms and Family Bathroom
- ❖ Front Garden and Large Rear Garden
- ❖ Double Garage with Driveway Parking for up to Five Cars
- ❖ Village Location

VIEWING  
APPOINTMENT:

DAY:

TIME:

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### Key Facts for Buyers:

**EPC:** Rating of C (78).  
**Council Tax:** Band F  
Approx. £3,396 per annum.

### Ground Floor:

#### **PORCH:**

Outside courtesy light, part-glazed security front door, pitched inner roof.

#### **RECEPTION HALL:**

Plain plaster ceiling, radiator, understairs cupboard, staircase, "Amtico" flooring, central heating control (*downstairs zone*), built-in cupboard with RCD/MCB electricity consumer unit, alarm service box (*serviced annually*).

#### **CLOAKROOM: 6'3 x 2'10**

Plain plaster ceiling, extractor fan, downlighting, "Amtico" flooring, radiator, concealed cistern dual flush WC, wash hand basin.

#### **LIVING ROOM: 20'5 x 11'4**

Front aspect PVC window, rear aspect PVC French doors, plain plaster ceiling, two radiators, multi-media point.

#### **FORMAL DINING ROOM: 16'1 x 10'10**

Rear aspect PVC French doors, plain plaster ceiling, "Amtico" flooring, TV point, BT point, radiator.

#### **KITCHEN BREAKFAST ROOM: 20'5 x 10'7**

Front aspect PVC window, rear aspect PVC French doors, plain plaster ceiling, downlighting, "Amtico" flooring. Range of tall base and eye level units, square edge "Brushed concrete" worktops and upstands, 1100 mm base unit with twin 550 doors, 1000mm corner base unit with 500mm door, 600mm base unit, twin 600mm cutlery and pan drawers, 600mm integrated bins, 1000 magic corner base unit with 500mm door and trays, 600mm base unit, 600mm base unit, integrated washer, 1½ bowl "Alveus" sink and "Quooker" tap, 600mm tall unit housing "Vaillant Eco Tech Plus 630" boiler, 600mm tall larder unit with sliding racks, integrated microwave combi, fan oven/grill with warming oven, integrated fridge freezer.

#### **LANDING:**

Front aspect PVC window, plain plaster ceiling, airing cupboard enclosing pressurised tank, two radiators, access to loft space.

#### **BATHROOM:**

Twin front aspect PVC windows, plain plaster ceiling, downlighting, extractor fan, chrome heated towel rail, marble floor tiles, panel enclosed bath with mixer tap, inset wash hand basin, concealed cistern dual flush WC, 1000mm x 800mm shower enclosure with thermostatic shower.

#### **BEDROOM ONE: 14'0 x 12'9**

Rear aspect PVC French doors and Juliet balcony, plain plaster ceiling, central heating control (*upstairs zone*), radiator, TV point, telephone point.

#### **DRESSING ROOM: 12'6 x 6'4**

Plain plaster ceiling, access to loft space, wall to wall mirror fronted wardrobes to both sides, radiator.

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### EN-SUITE:

Front and rear aspect "Velux" skylights, vaulted plain plaster ceiling, chrome heated towel rail, downlighting, extractor fan, ceramic tiled floor, 1200mm x 800mm shower enclosure with thermostatic shower, sliding head support, concealed cistern dual flush WC, inset wash hand basin.

### BEDROOM TWO: 11'4 x 10'3

Rear aspect PVC window, plain plaster ceiling, radiator.

### BEDROOM THREE: 11'4 x 10'0

Front aspect PVC window, plain plaster ceiling, radiator.

### BEDROOM FOUR: 10'11 x 10'8

Rear aspect PVC window, plain plaster ceiling, radiator.

### Outside:

**FRONT GARDEN:** refer to photograph Gate.

**REAR GARDEN:** refer to photographs  
**Approx 70ft wide x 88ft deep**  
South facing garden.

### **DOUBLE GARAGE: 21'2 x 20'0**

Twin up and over doors, light and power, rear door, electric car charging point.

### Note:

Gas supply is a metered communal supply.

### Plot:

The overall plot is roughly 140ft deep and 70ft wide, being approximately 0.22 acres.



Rear Garden

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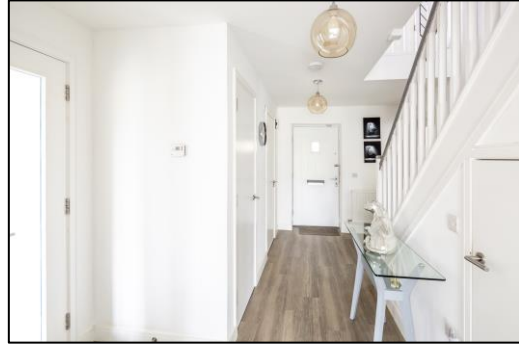
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Front



Entrance Hall



Cloakroom



Entrance Hall



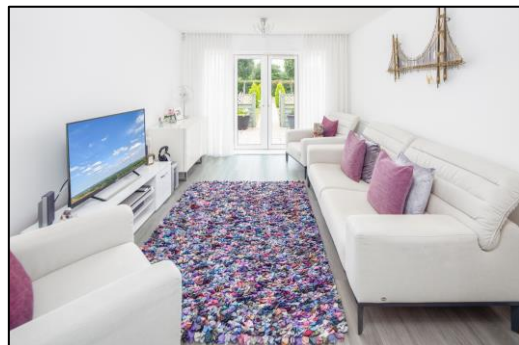
Living Room



Living Room



Living Room



Dining Room

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Kitchen Breakfast Room



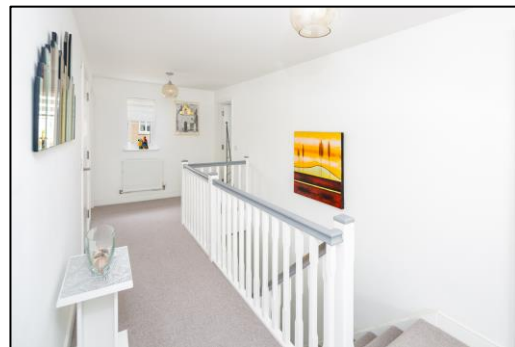
Kitchen Breakfast Room



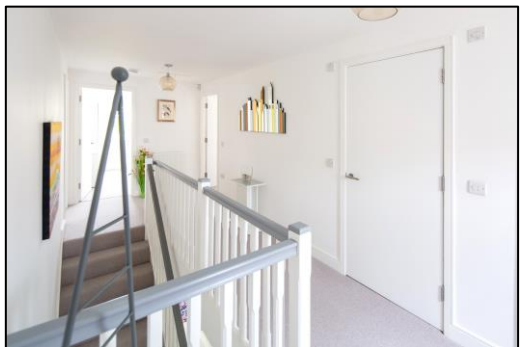
Kitchen Breakfast Room



Kitchen Breakfast Room



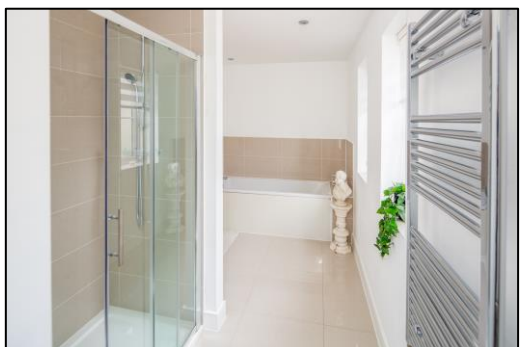
Landing



Landing



Family Bathroom



Family Bathroom

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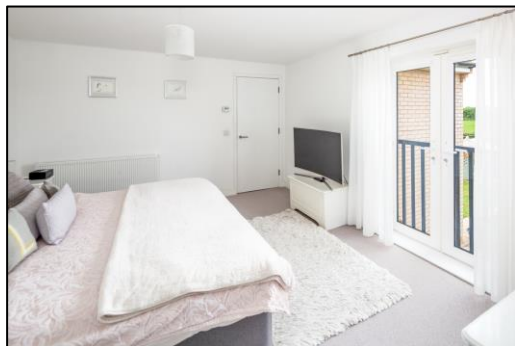
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Bedroom One



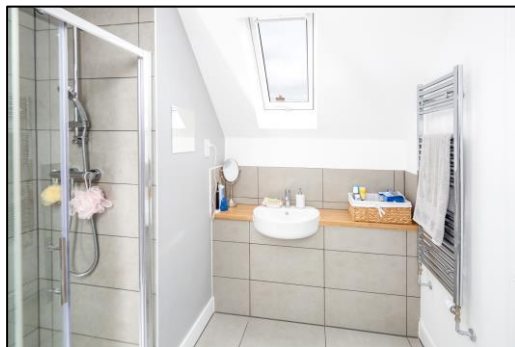
Bedroom One



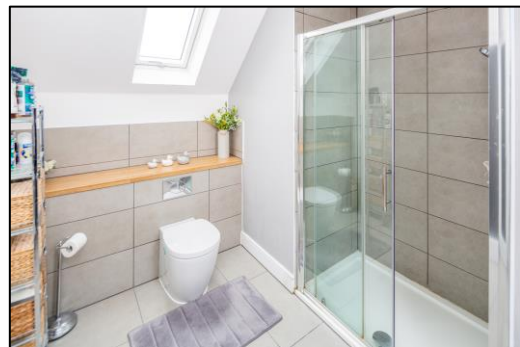
Bedroom One



Dressing Room



En-Suite Shower Room



En-Suite Shower Room



Bedroom Two



Bedroom Three

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Bedroom Three



Rear Garden



Rear Garden



Rear Garden





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Rear Garden



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Rear Garden



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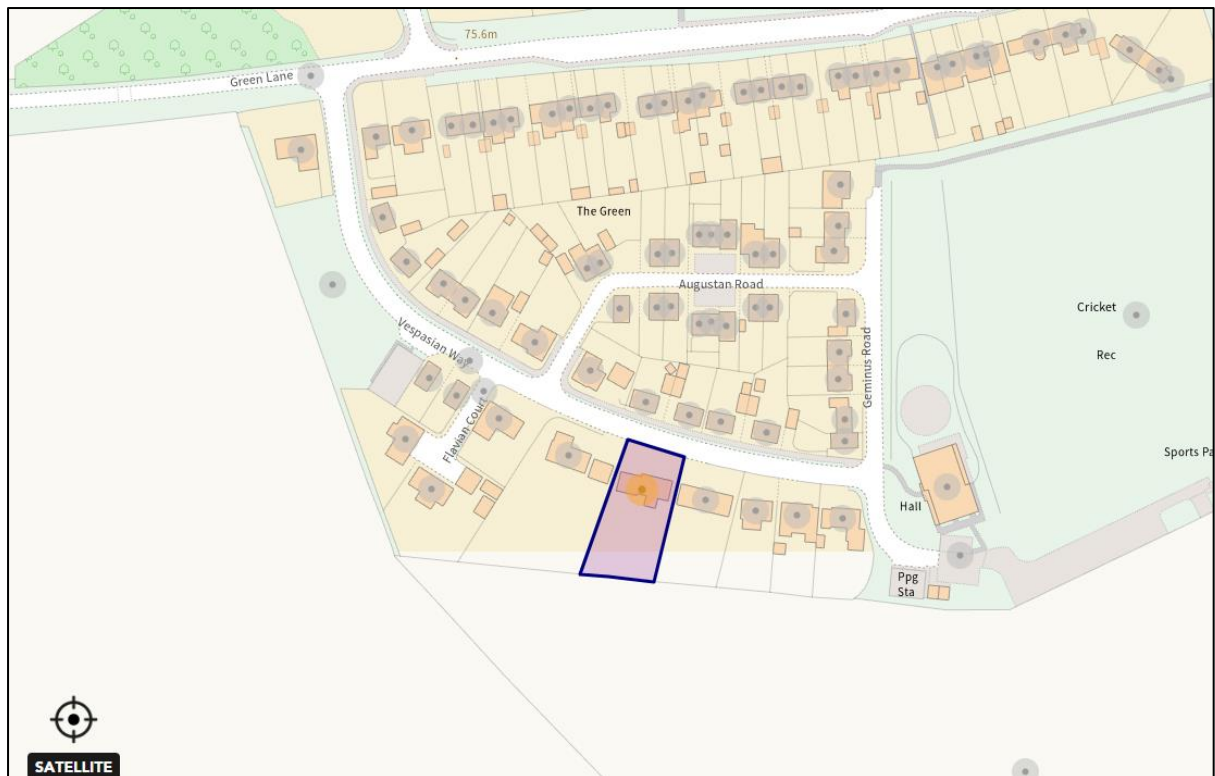
## **Notes for solicitors:**

Installation of gas fired boiler:

[Building Control Application: CP/GASAFE/00942/2016 - Planning register | Planning register | Cherwell District Council](#)

Installation of new circuits:

[Building Control Application: 23/26065/CP - Planning register | Planning register | Cherwell District Council](#)



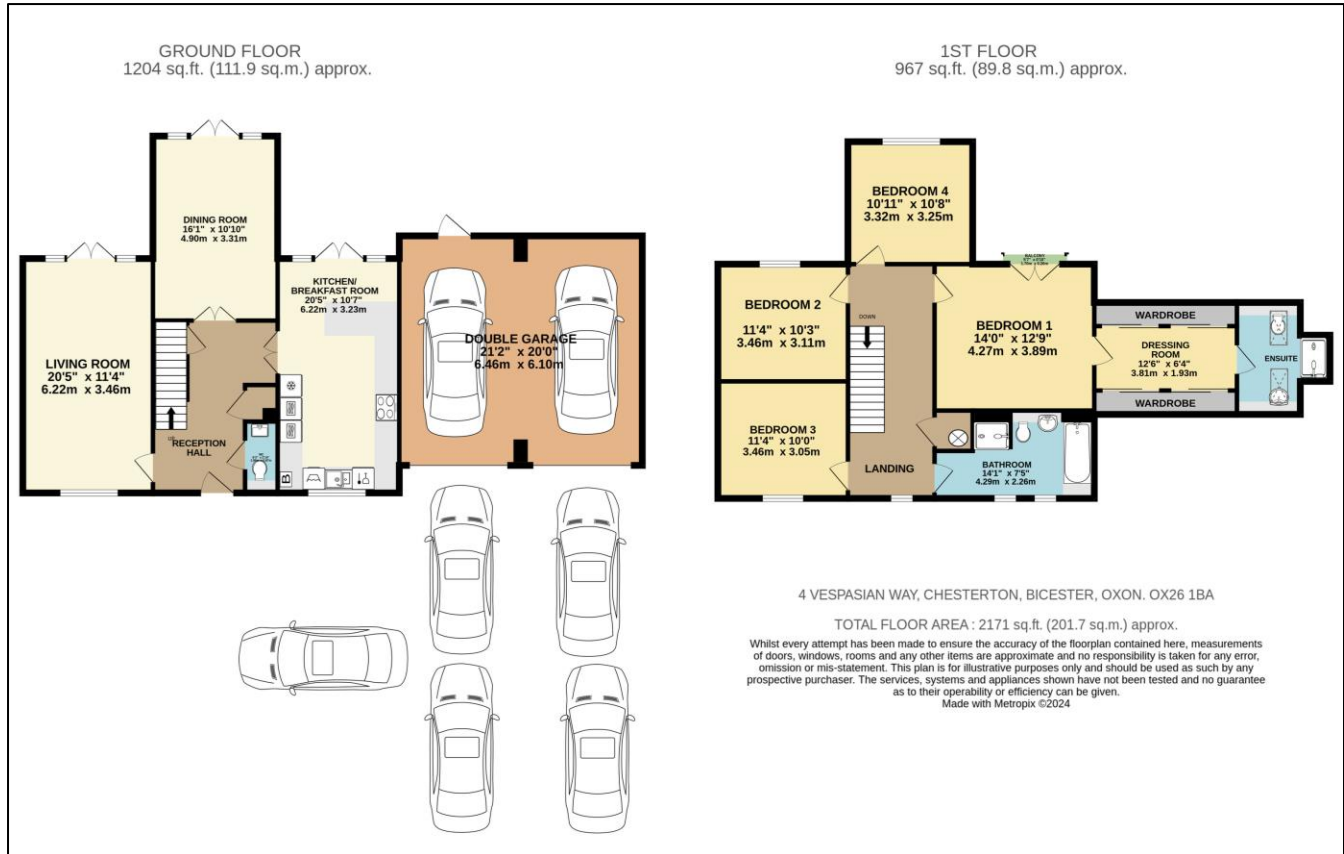
Land Registry

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