

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**22 Osprey Close, Langford Village  
Bicester, Oxfordshire. OX26 6YH**

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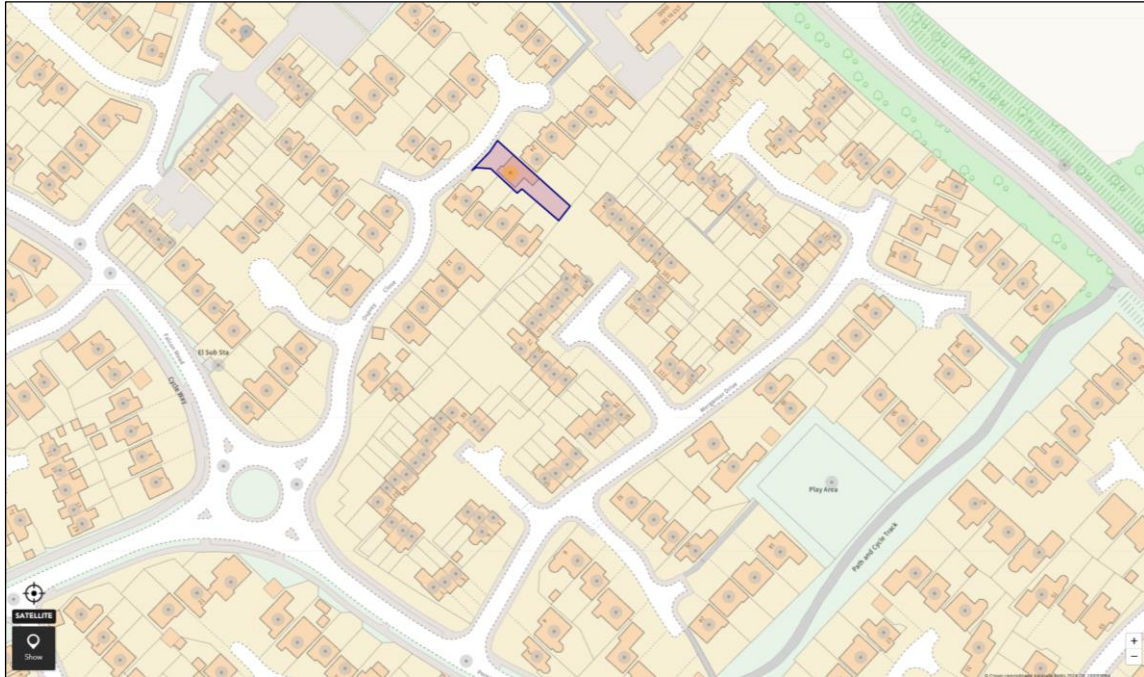
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E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**22 Osprey Close, Bicester, Oxon. OX26 6YH**



**A Four Bedroom Detached with a South-East facing Garden, The kitchen knocked through to the dining room to make a re-fitted Kitchen-Breakfast-cum-Family Room, the conservatory changed to a solid roof to make a Garden-Dining Room, the Utility Room re-fitted to match the kitchen units and the porch closed in.**

**FREEHOLD**

**£ 540,000**

- ❖ Entrance Porch Extension, Entrance Hall
- ❖ Living Room with marble fireplace and bay window
- ❖ Re-fitted Kitchen-Breakfast-cum-Family Room  
*(With Silestone worktops and Amtico flooring)*
- ❖ Re-fitted Utility Room
- ❖ Garden-Family Room
- ❖ Landing with wide airing cupboard, Four Bedrooms
- ❖ Main bathroom with shower-bath
- ❖ En-Suite Shower Room
- ❖ South-East Facing Garden, Garage & Driveway for 2 cars
- ❖ Re-fitted Boiler April 2023

VIEWING  
APPOINTMENT:

DAY:

TIME:

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### Key Facts for Buyers:

**Title:** Freehold without fees.  
**EPC:** Rating of D (68).  
**Council Tax:** Band E  
Approx. £2,908 per annum.

### Ground Floor:

Part glazed PVC front door to:-

#### **ENTRANCE PORCH:**

Front aspect PVC leaded-light window adjoining the front door.

#### **ENTRANCE HALL:**

Front aspect PVC window adjoining the door, plain plaster ceiling, staircase.

#### **LIVING ROOM: 16'4 into bay x 13'0.**

Front aspect PVC bay window, plain plaster ceiling, coving, radiator, TV point, broadband hub, BT master socket.

#### **GARDEN-DINING ROOM: 12'2 x 8'1.**

Brick cavity base with PVC sections and French doors to the garden, plain plaster semi-vaulted ceiling, down lighting, 'Amtico' flooring with electric under-floor heating and controller, double dimmer switch, plastered walls, 13A power, fitted blinds.

#### **KITCHEN-BREAKFAST-cum-FAMILY ROOM: 18'8 x 9'8.**

Rear aspect Bi-fold door to the garden-dining room, rear aspect PVC window, plain plaster ceiling, LED down lighting, radiator, under-stairs cupboard, 'Amitico' flooring, TV point, space for wide fridge/freezer. Range of tall, base and wall units with Silestone worktops and tiled surrounds, fan oven-grill and microwave combination oven, 500mm drawers, 900mm base unit with 1½ bowl under-mounted composite sink, 'Insinkerator' waste disposal, 'Quooker' boiling tap, 900mm corner unit, 300mm wine chiller, 600cutlery & pan drawers, 300mm base unit, 4-ring induction hob, extractor canopy. Further units comprising two shallow depth base units each of 1200mm plus a 500mm along the left-hand wall.

#### **UTILITY ROOM: 6'2 x 5'3.**

Side aspect PVC window, rear aspect half glazed PVC door to the garden, plain plaster ceiling, 'Amtico' flooring, LED down lighting, radiator, replaced (*April 2023*) wall mounted 'Ideal Logic Max Combi 2C 35' boiler. Units to match the kitchen with under-mounted sink, integrated dishwasher and space for washing machine.

#### **CLOAKROOM:**

Side aspect PVC window, plain plaster ceiling, radiator, dual flush close coupled WC, wash hand basin.

### First Floor:

#### **LANDING:**

Plain plaster ceiling, loft hatch (*drop-down ladder, light & part boarding*), double-doored airing cupboard.

#### **BATHROOM: 6'5 x 6'2.**

Rear aspect PVC window, plain plaster ceiling, polished ceramic floor tiles, chrome heated towel rail, 'P' shaped shower-bath with mixer tap and fixed rain shower head, screen, pedestal wash hand basin, dual flush close coupled WC.

#### **BEDROOM ONE: 12'11 x 9'10 + wardrobes.**

Two front aspect PVC windows, plain plaster ceiling, radiator, built-in wardrobes, TV point.

#### **EN-SUITE:**

Side aspect PVC window, plain plaster ceiling, chrome heated towel rail, polished ceramic floor tiles, shower enclosure with thermostatic shower, dual flush close coupled WC, pedestal wash hand basin, shaver socket.

#### **BEDROOM TWO: 9'5 x 9'2 + wardrobe.**

Rear aspect PVC window, plain plaster ceiling, coving, radiator, laminate flooring, built-in wardrobe.

#### **BEDROOM THREE: 8'11 x 7'0.**

Front aspect PVC window, plain plaster ceiling, coving, radiator, laminate flooring.

#### **BEDROOM FOUR: 7'11 x 9'2 narrowing to 6'5.**

Rear aspect PVC window, plain plaster ceiling, coving, radiator, laminate flooring.

### Outside:

**FRONT GARDEN: Refer to photo.**

**REAR GARDEN: Refer to photos.**

South-East orientation, side gate.

**GARAGE: 16'11 x 7'5.**

Up-and-over door, light & power, driveway parking for two cars side-by-side.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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Front



Porch Extension Exterior & Interior



Living Room



Living Room



Kitchen Breakfast -cum- Family Room



Kitchen Breakfast -cum- Family Room



Kitchen Breakfast -cum- Family Room



Kitchen Breakfast -cum- Family Room

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Garden-Dining Room



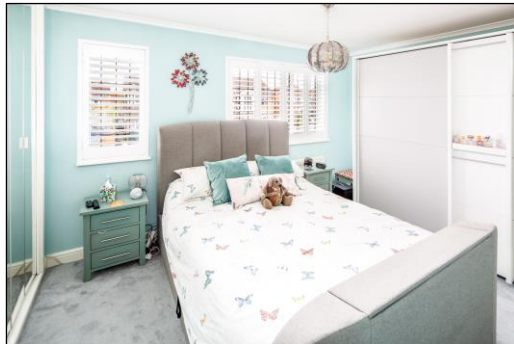
Utility Room



Cloakroom



Landing with wide airing cupboard



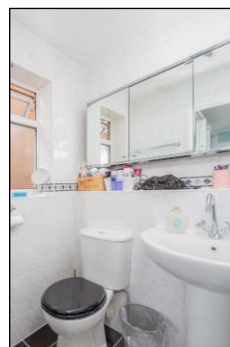
Bedroom One



Bedroom One



Bedroom One



En-suite Shower Room



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Bedroom Two



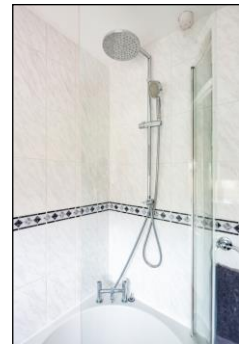
Bedroom Two



Bedroom Three



Bathroom



Bedroom Four



Bedroom Four



Rear Garden & Outlook Left



Rear Garden & Outlook Right

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## **Notes for Solicitors Etc:**

### **Hyperlinks to Building Control Applications:**

[\*\*CP/ELECSA/02169/2015\*\*](#)12/12/201112/12/2011Electrical Safety in dwellings22  
Osprey Close Bicester OX26 6YHCircuit alteration or addition in a kitchen/special  
location.

[\*\*CP/ELECSA/00065/2013\*\*](#)12/12/201112/12/2011Electrical Safety in dwellings22  
Osprey Close Bicester OX26 6YHCircuit alteration or addition in a kitchen/special  
location.

[\*\*22/00377/BN\*\*](#)25/03/202225/03/2022Building Notice22 Osprey Close Bicester  
OX26 6YHReplacement of conservatory roof to improve thermal efficiency. Timber  
construction with lightweight roof tiles and insulation.

[\*\*23/29283/CP\*\*](#)22/04/202320/04/2023Competent Persons Scheme22 Osprey Close  
Bicester OX26 6YHInstall a gas-fired boiler.

EPC

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK \(find-energy-certificate.service.gov.uk\)](https://www.gov.uk/find-energy-certificate)

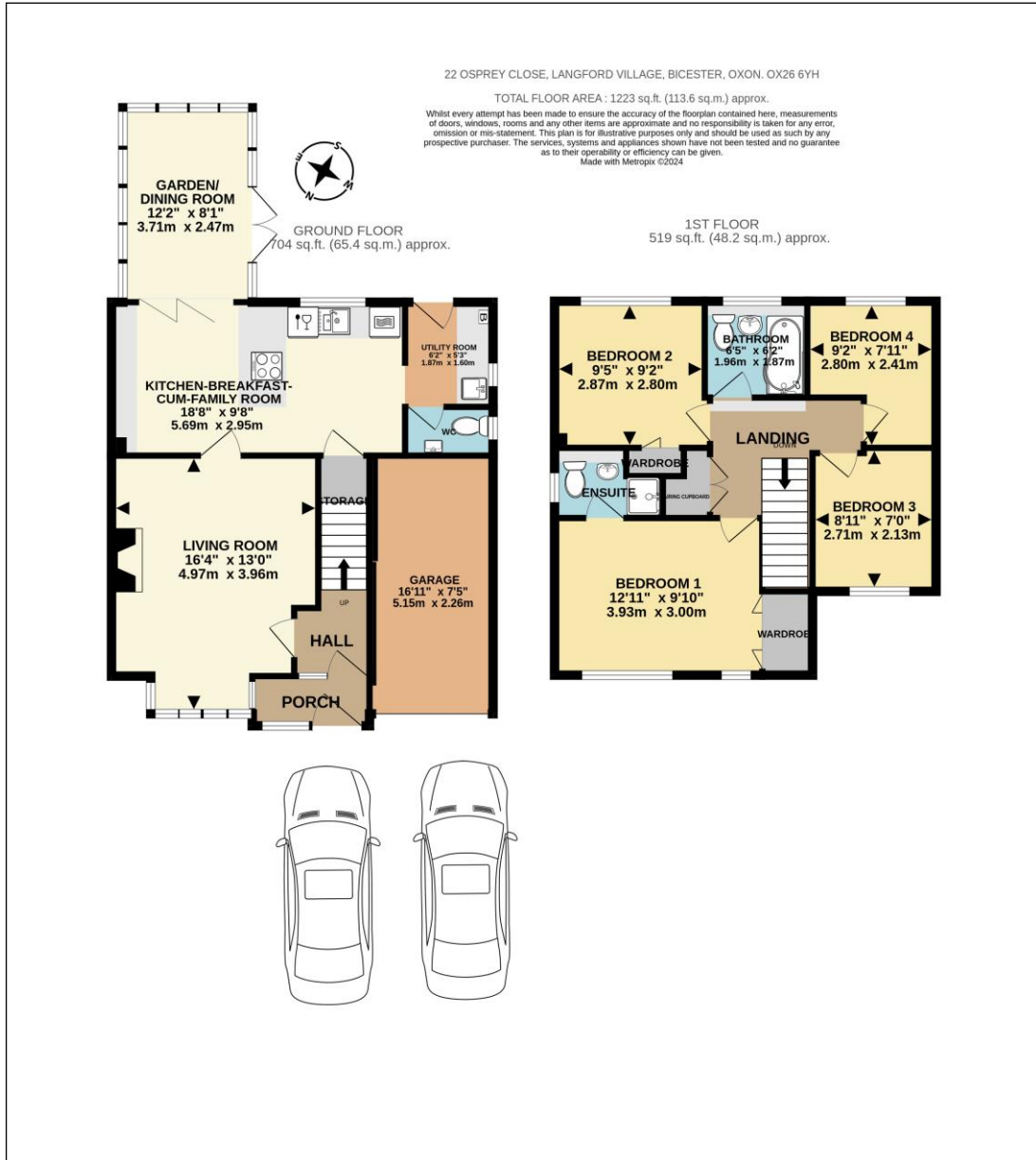
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