

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



94 Avocet Way, Langford Village, Bicester, Oxon, OX26 6YP

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922

94 Avocet Way, Langford Village, Bicester, Oxon, OX26 6YP



Offering excellent value for money, this 4 Bedroom House on Langford Village has been extended up into the Loft to create a 19ft long x 11½ft wide Bedroom with an En-Suite Shower Room. Garage to the side and Kitchen Diner, Cloakroom & Bathroom. Backing onto the Conservation Area.

FREEHOLD

Offers in Excess of: £ 375,000

- ❖ Entrance & Inner Hall, Re-fitted Cloakroom
- ❖ Living Room
- ❖ Re-fitted Kitchen Diner with French Doors to the Garden
- ❖ 1st Floor Landing, Re-fitted Main Bathroom
- ❖ 1st Floor Bedrooms 2,3,& 4
- ❖ 2nd Floor Landing and 19Ft x 11½Ft Bedroom One
- ❖ En-Suite with large shower tray
- ❖ Enclosed Rear Garden
- ❖ Garage and Driveway
- ❖ Local Amenities

VIEWING
APPOINTMENT:

DAY:

TIME:

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922

Key Facts for Buyers:

EPC: Rating of C (76).
Council Tax: Band C
Approx. £2,090 per annum.

Ground Floor:

Outside courtesy light, part glazed security front door to:

ENTRANCE HALL:

Plain plaster ceiling, oak flooring, radiator.

CLOAKROOM: 5'3 x 2'8

Front aspect PVC window, plain plaster ceiling, RCD fuse board, oak flooring, radiator, dual flush close coupled WC, wash hand basin and cupboard under.

INNER HALL:

Plain plaster ceiling, oak flooring, staircase.

LIVING ROOM: 14'10 x 11'2

Front aspect PVC window, plain plaster ceiling, radiator, oak flooring, "Nest" thermostat, dimmer switch.

KITCHEN DINER: 14'8 x 10'2

Rear aspect PVC inward opening French doors, rear aspect PVC window, plain plaster ceiling, LED lighting, oak flooring, understairs cupboard, space for table and chairs, radiator. Range of base and eye level units, oak worksurfaces, tiled upstands, space for upright fridge freezer, fan oven/oven grill, pan drawer, wide cutlery and pan drawer, 4-ring ceramic hob, ceramic splashback, stainless steel and glass extractor hood, 1½ bowl under mounted stainless steel sink, integrated dishwasher, integrated automatic washing machine, "Ideal Logic Max Combi c35" boiler.

First Floor:

LANDING:

Plain plaster ceiling, airing cupboard, staircase to second floor,

BATHROOM: 6'4 x 5'6

Rear aspect PVC window, plain plaster ceiling, fully tiled walls, polished floor tiles, chrome heated towel rail, large mirror, panel enclosed bath with mixer tap, thermostatic shower, sliding head support, wash hand basin with cupboard under, dual flush close coupled WC.

BEDROOM FOUR: 9'2 x 6'5

Front aspect PVC window, radiator, shallow cupboard.

BEDROOM THREE: 11'11 x 8'0

Rear aspect PVC window, plain plaster ceiling, radiator, dimmer switch.

BEDROOM TWO: 11'4 x 8'0

Front aspect PVC window, plain plaster ceiling, radiator, wall to wall wardrobes, dimmer switch.

Second Floor:

LANDING:

Plain plaster ceiling, downlighting.

BEDROOM ONE: 19'0 x 11'8

Rear aspect PVC window, plain plaster ceiling, two front aspect Skylights with blinds, overstairs cupboard, eaves storage, radiator, TV lead.

EN-SUITE: 5'8 x 4'11

Rear aspect PVC window, plain plaster ceiling, downlighting, polished travertine floor and wall tiles, extractor fan, large shower enclosure with thermostatic shower, fixed rain head, second hand held attachment, sliding head support, screen, dual flush concealed cistern WC, wash hand basin with cupboard under, chrome heated towel rail.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

GARAGE:

Up and over door, side door to garden, light and power, eaves storage, driveway parking for 1-2 cars, depending on size. Separate leasehold title understood to have over 950 years on the lease with a peppercorn rent.

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

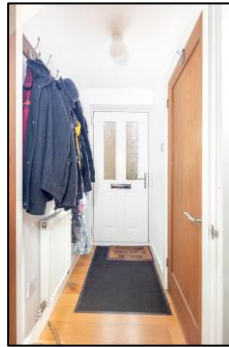
Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

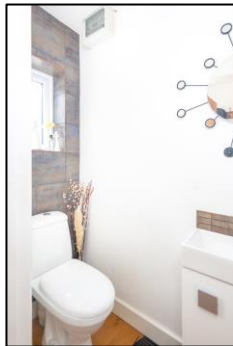
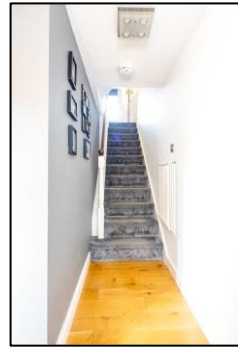
249922



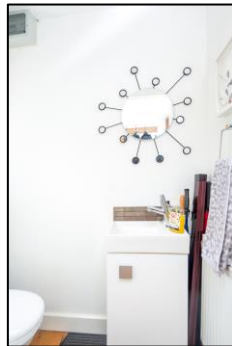
Front



Entrance Hall



Cloakroom



Living Room



Living Room



Living Room



Kitchen Diner



Kitchen Diner

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

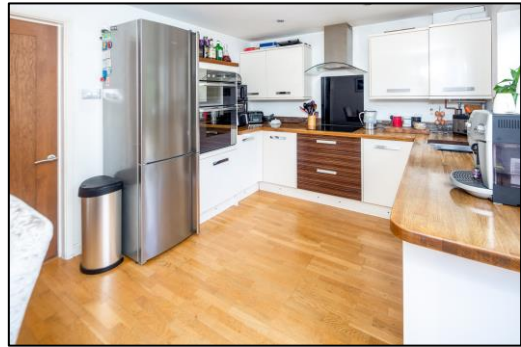
Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Kitchen Diner



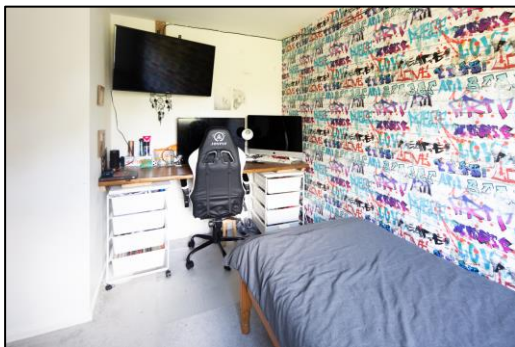
Kitchen Diner



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Bedroom Three



Bathroom



BARTON FLEMING

INDEPENDENT ESTATE AGENTS

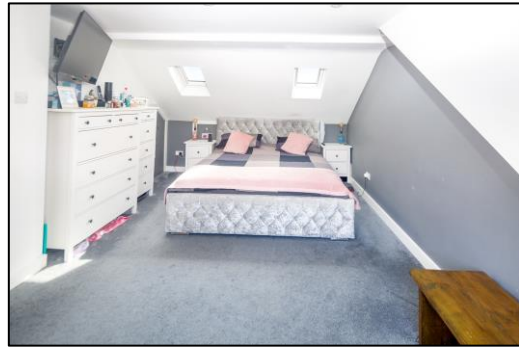
Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Bedroom Four



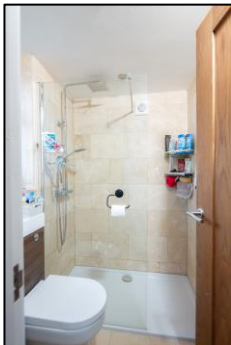
Bedroom One



Bedroom One



Bedroom One



En-Suite to Bedroom One



Rear Garden



Rear Elevation



Rear Garden

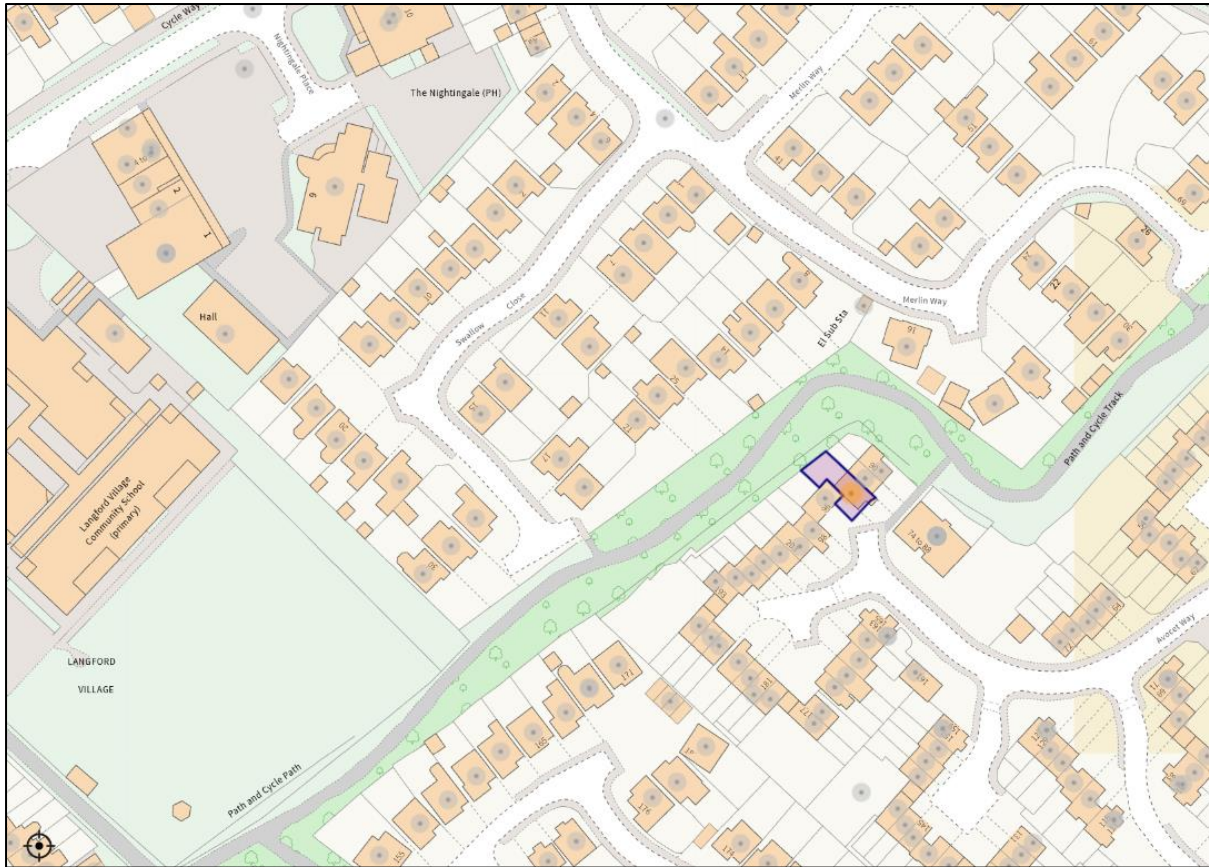
BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922



Land Registry Plan

Notes for Solicitors:

Certificate of Lawfulness of Proposed Development for conversion of loft to habitable accommodation and addition of a dormer to rear roof slope

[Planning application: 17/01992/CLUP - Planning register | Planning register | Cherwell District Council](#)

Certificate of Lawfulness of Proposed Development for a sheltered patio area to include shed/storage area to one side

[Planning application: 17/00264/CLUP - Planning register | Planning register | Cherwell District Council](#)

Loft conversion including dormer window

[Building Control Application: 17/01230/OTHBND - Planning register | Planning register | Cherwell District Council](#)

Circuit alteration or addition in a special location

[Building Control Application: CP/ELECSA/00123/2018 - Planning register | Planning register | Cherwell District Council](#)

Install a gas-fired boiler

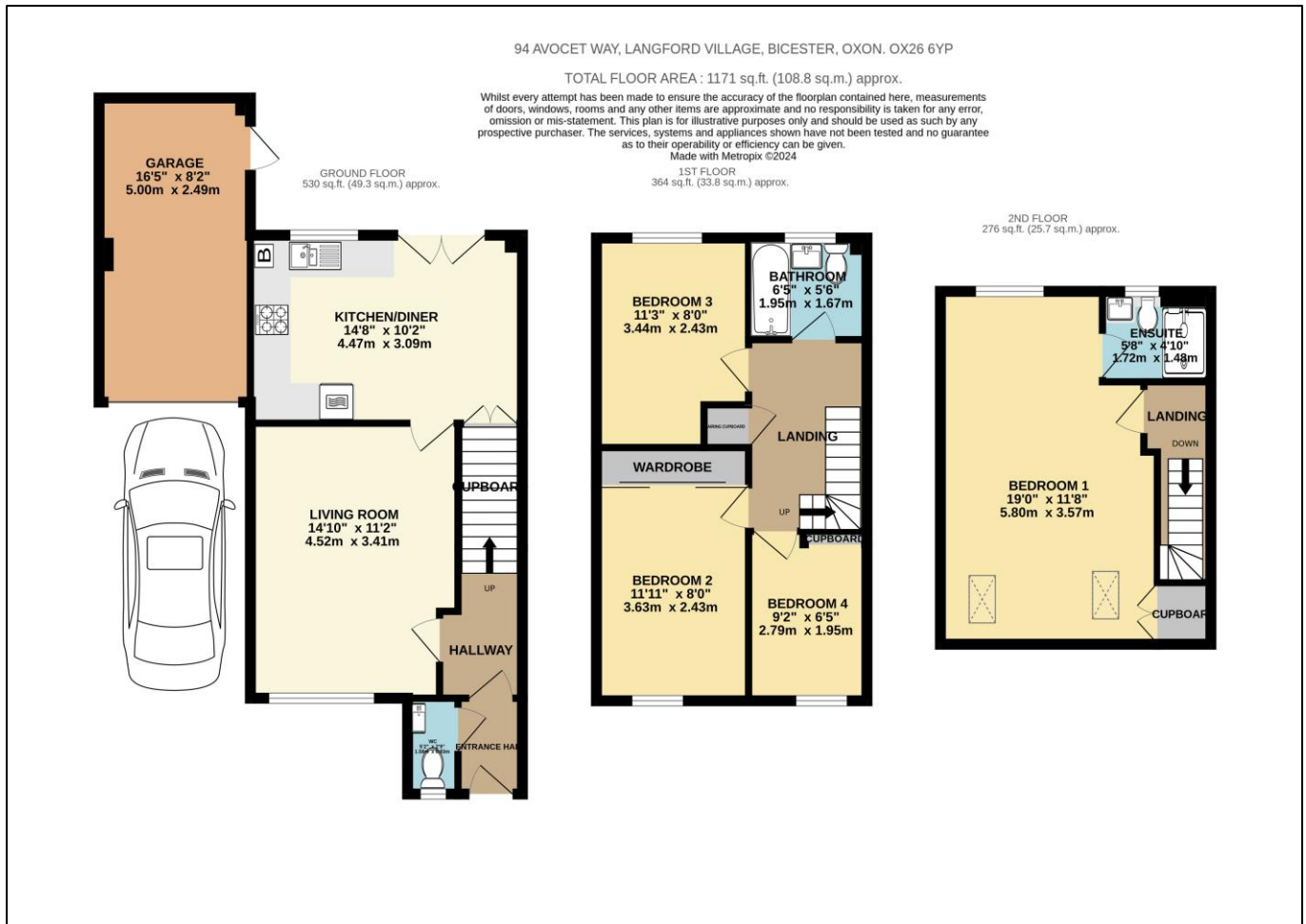
[Building Control Application: 22/21692/CP - Planning register | Planning register | Cherwell District Council](#)

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)
249922



These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make or give and neither Barton Fleming nor any person in their employment, has authority to make or give any representation or warranty whatsoever in relation to this property. Land Registry Plans are provided as guidance only and while LRP documents are generated from what is registered at the point at when the plans are downloaded for use in these particulars they are not guaranteed to represent the property title at any given moment. Buyers should satisfy themselves through their solicitor as to the accuracy of the land registration at any given moment.