

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



10 Cotswolds Way, Calvert, Buckinghamshire, MK18 2FH

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

Tel: Bicester (01869)

249922

10 Cotswolds Way, Calvert, Buckinghamshire, MK18 2FH



Benefitting from Fully Owned 4kW Solar PV System, A Five Double Bedroom, Three Storey Detached House overlooking Fields, with Living Room, Dining Room, Kitchen Breakfast Room, Utility Room, Cloakroom, Family Bathroom, En-Suite to Bedroom 1 and Jack 'n' Jill Bathroom to the Second Floor, South Facing Garden, Double Garage and Driveway Parking for 5 Cars

FREEHOLD

£ 625,000

- ❖ 4kW Solar Panels PV System reducing bills by around 50%
- ❖ Reception Hall
- ❖ Dining Room and Dual Aspect Living Room with French Doors
- ❖ Kitchen Diner and Utility Room
- ❖ Cloakroom
- ❖ 1st Floor Landing, Two Double Bedrooms and Bathroom
- ❖ 1st Floor Master Bedroom 1 with En-Suite and Dressing Room
- ❖ 2nd Floor Two Bedrooms with Jack 'n' Jill Bathroom
- ❖ Front and Rear Gardens
- ❖ Double Garage with Driveway Parking for 5 Cars

VIEWING
APPOINTMENT:

DAY:

TIME:

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SOLAR PANELS:

The property benefits from a 4kW Solar PV system, reducing electric bills by around 50%. The system has a solar diverter to heat hot water cylinder reducing gas usage by over 25%. The last quarter's Feed-in Tariff payment received £915, at rate of 71.85p per kWh increasing every year by RPI until June 2036.

Ground Floor:

Outside courtesy light, part glazed security front door to:

RECEPTION HALL: 13'1 x 9'5

Plain plaster ceiling, ornate coving, understairs cupboard, staircase, "Karndean" flooring, radiator, "Nest" digital central heating thermostat, BT master socket. (Gigaclear ultra fast available in street).

DINING ROOM: 11'0 x 9'9

Front aspect PVC window, plain plaster ceiling, ornate coving, RCD electricity consumer unit, radiator.

LIVING ROOM: 22'6 x 11'6

Front aspect PVC window with plantation shutters, rear aspect PVC French doors with windows either side, plain plaster ceiling, ornate coving, two radiators, stone fireplace, gas living flame coal effect fire and balanced flue, TV point.

KITCHEN BREAKFAST ROOM: 13'3 x 11'1

Rear aspect PVC window with plantation shutters, plain plaster ceiling, mini coving, radiator, ceramic tiled floor. Range of base and eye level units, roll edge laminate worksurface, tiled surrounds, integrated fridge, integrated freezer, 400mm base unit, 600mm base unit, 1½ bowl sink, 1000mm corner base unit with 600mm door, 800mm cutlery and pan drawers, "Rangemaster 1000mm Professional +100 FX" range cooker, extractor canopy, 400mm base unit, 400mm wine rack and shelf combi.

UTILITY ROOM: 5'10 x 5'7

Rear aspect half glazed security door, plain plaster ceiling, mini coving, extractor fan, wall mounted "Baxi" boiler, ceramic tiled floor, 800mm base unit with worksurface over, stainless steel sink, space for washing machine.

CLOAKROOM: 5'10 x 2'11

Plain plaster ceiling, extractor fan, mini coving, radiator, "Karndean" flooring, concealed cistern dual flush WC, wash hand basin and cupboard under.

First Floor:

LANDING:

Front aspect PVC window, plain plaster ceiling, ornate coving, radiator, staircase to second floor, airing cupboard.

BATHROOM: 9'3 x 8'9

Rear aspect PVC window, plain plaster ceiling, extractor fan, fully tiled walls, heated towel rail, click vinyl flooring, 740mm x 740mm shower enclosure with "New Team" thermostatic shower, sliding head support, panel enclosed bath with mixer tap shower attachment, close coupled WC, pedestal wash hand basin, light/shaver socket.

BEDROOM ONE: 13'4 x 11'7

Front aspect PVC window, plain plaster ceiling, radiator, TV point, telephone point, arch to:

DRESSING AREA: 8'10 x 5'10

Rear aspect PVC window, wall-to-wall 5-door wardrobe.

EN-SUITE:

Rear aspect PVC window, plain plaster ceiling, extractor fan, mini coving, radiator, half tiled walls, "Karndean" flooring, 740mm x 740mm shower enclosure with "New Team" thermostatic shower, sliding head support, close coupled WC, pedestal wash hand basin, light/shaver socket.

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BEDROOM TWO: 9'10 x 13'5 narrowing to 11'2

Rear aspect PVC window, plain plaster ceiling, radiator.

BEDROOM THREE: 9'10 x 8'10

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

Second Floor:

LANDING:

Front aspect PVC window, plain plaster ceiling, ornate coving, radiator.

BEDROOM FOUR: 18'11 plus wardrobe x 11'6

Front aspect PVC window, plain plaster ceiling, radiator, wall-to-wall 6-door wardrobe.

JACK 'N' JILL BATHROOM: 9'5 x 8'5

Rear aspect velux window, plain plaster ceiling, extractor fan, radiator, half tiled walls, 710mm x 730mm shower enclosure with "New Team" thermostatic shower, pedestal wash hand basin, close coupled WC.

BEDROOM FIVE: 18'10 plus wardrobe x 9'10

Front aspect PVC window, plain plaster ceiling, radiator, wall-to-wall 6-door wardrobe.

Outside:

FRONT GARDEN: refer to photograph Gate.

REAR GARDEN: refer to photographs

South-South West facing, gate to driveway, outlook over fields, door to garage.

DOUBLE GARAGE: 18'7 x 17'9

Twin up and over doors, light and power, side door to garden, driveway parking for up to seven cars.

Key Facts for Buyers:

EPC: Rating B (84)

Council Tax: Band F

Approx. £3,302 per annum.



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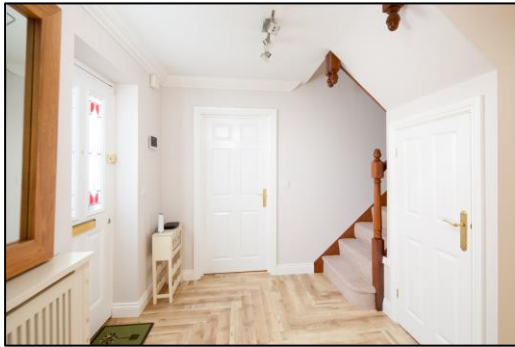
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Reception Hall



Dining Room



Dining Room



Living Room



Living Room

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Kitchen Breakfast Room



Kitchen Breakfast Room

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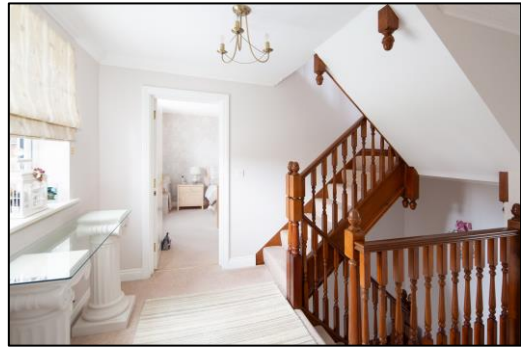
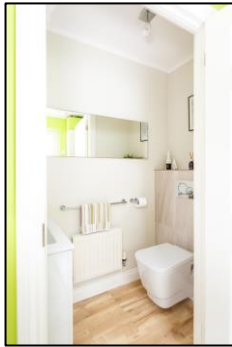
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Utility Room and Cloakroom



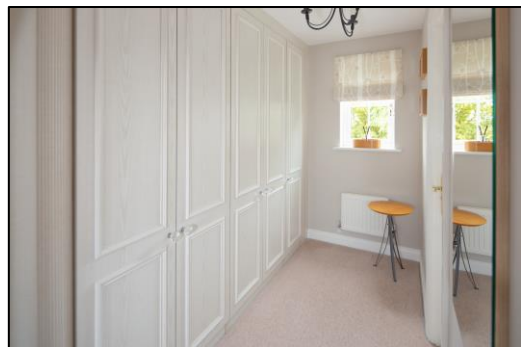
First Floor Landing



First Floor Bedroom One



Bedroom One



Dressing Area to Bedroom One

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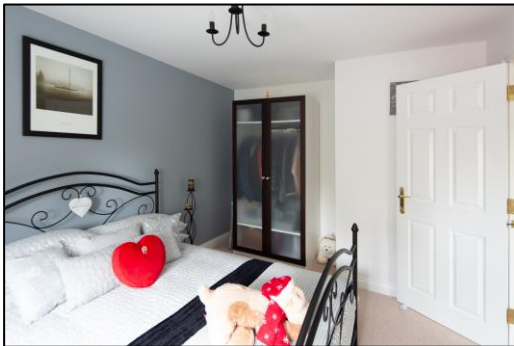
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En-Suite to Bedroom One



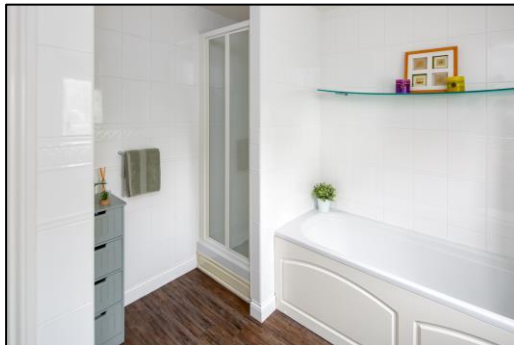
First Floor Bedroom Three



First Floor Bedroom Two



First Floor Bedroom Two



First Floor Bathroom



First Floor Bathroom



Second Floor Landing



Second Floor Bedroom Four

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Second Floor Bedroom Four



Second Floor Jack 'n' Jill Bathroom



Second Floor Jack 'n' Jill Bathroom



Second Floor Bedroom Five



Second Floor Bedroom Five

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Rear Garden



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Rear Garden



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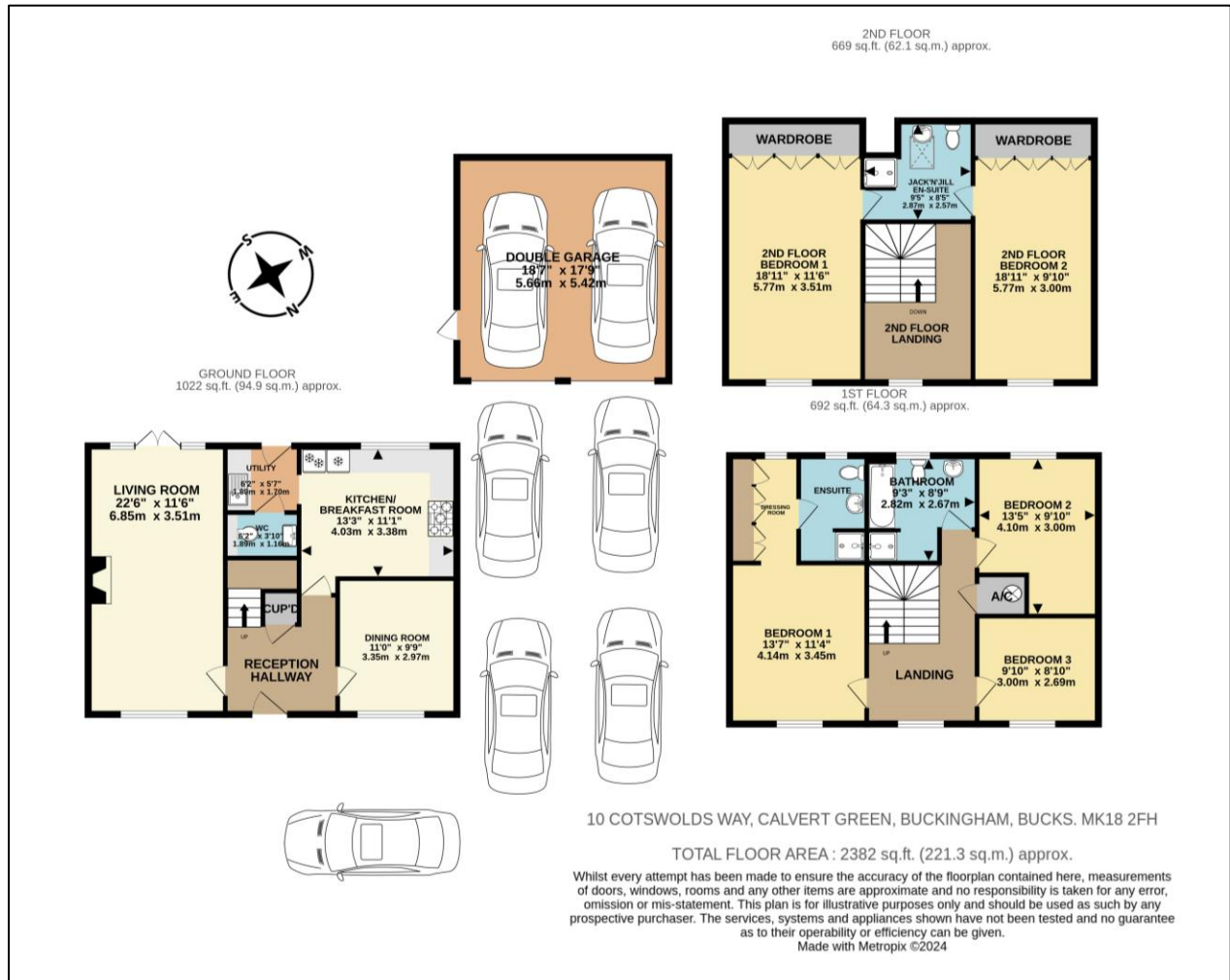
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