

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



8 Gentian Close, Bure Park, Bicester, Oxfordshire. OX26 3EA

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

8 Gentian Close, Bure Park, Bicester, Oxfordshire. OX26 3EA



In a sought-after Cul-de-Sac and positioned on a secluded corner plot, a Four Double Bedroom Detached House with the Kitchen-family-diner to the rear, Study, Family Room, Master Bedroom Suite with Dressing Rm, Refits to Cloakroom, Kitchen, Utility, Bathroom, and both En-Suites.

FREEHOLD

£ 740,000

- ❖ Entrance Hall
- ❖ Refitted Cloakroom
- ❖ Formal Dining Room, Family Room
- ❖ Re-fitted Kitchen open plan to Family Dining Room
- ❖ Re-fitted Utility Room
- ❖ Master Bedroom with Dressing Room and En-Suite
- ❖ Second Bedroom with Re-fitted En-Suite
- ❖ Two Further Double Bedrooms
- ❖ Refitted Bathroom
- ❖ Double Garage & Driveway Parking for 2 to 5 cars

VIEWING
APPOINTMENT:

DAY:

TIME:

Telephone 249922

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 (74).
Council Tax: Band F
Approx. £3,396 per annum.

Ground Floor:

RECESSED PORCH:

Outside courtesy light, part leaded light glazed composite security front door to:

ENTRANCE HALL: 14'0 x 10'3 (max)

Front aspect double-glazed window either side of front door, plain plaster ceiling, coving, Oak flooring, radiator, telephone point, broadband hub, under-stairs cupboard, turning staircase, built-in cupboard, thermostat.

REFITTED CLOAKROOM:

Plain plaster ceiling, extractor fan, radiator, 'Minoli' ceramic tiled floor, dual flush close coupled WC, wash hand basin with cupboard under.

STUDY: 11'9 x 7'0

Front aspect PVC window, plain plaster ceiling, Oak flooring, radiator, TV and telephone points.

FAMILY ROOM/ FORMAL DINING ROOM: 13'8 x 9'0

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

LIVING ROOM: 17'0 x 11'8

Rear aspect PVC French doors, side aspect PVC window, plain plaster ceiling, coving, two radiators, TV point, Limestone fireplace with log burner, open plan to:

KITCHEN-DINER-FAMILY ROOM:

Kitchen Area: 12'4 x 9'3

Rear aspect PVC window, plain plaster ceiling, downlighting. Range of base and eye level units, 'Silestone' quartz worktops and upstands, breakfast bar, integrated dishwasher, 1½ bowl under mounted sink, integrated freezer, 600mm drawers, 4-ring induction hob, 'Silestone' splash-back, slide out extractor hood, combi microwave, stainless steel and glass fan oven/grill, slide and hide warming pan drawer under. Matching 900mm 2-drawer fridge.

Family Dining Area: 17'0 x 9'6 narrowing to 9'3

Rear aspect PVC window, side aspect PVC French doors, plain plaster ceiling, coving, radiator, TV point.

First Floor:

GALLERIED LANDING:

Plain plaster ceiling, loft access (*drop down ladder, boarded, hard wired light*), radiator, airing cupboard, underfloor heating control for bathroom.

REFITTED BATHROOM: 7'10 x 7'0

Rear aspect PVC window, extractor fan, plain plaster ceiling, ceramic tiled floor, vertical radiator, half tiled walls, shower enclosure with thermostatic shower, panel enclosed bath with mixer tap, built-in furniture with wash hand basin, quartz worksurface, dual flush concealed close coupled WC.

BEDROOM ONE: 13'6 x 11'11

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

DRESSING ROOM: 10'8 x 6'11

Rear aspect PVC window, plain plaster ceiling, wall to wall wardrobes, en-suite underfloor heating control.

REFITTED EN-SUITE: 5'8 x 7'10 (max) narrowing to 4'2

Rear aspect PVC window, plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, half tiled walls, underfloor heating, chrome heated towel rail, shower enclosure with thermostatic shower, sliding head support, built-in furniture with concealed cistern dual flush WC, wash hand basin, shaver socket in cupboard.

BEDROOM TWO: 12'7 x 9'5

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

REFITTED EN-SUITE: 7'10 x 3'11

Side aspect PVC window, plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, shower enclosure with thermostatic shower, sliding head support, chrome heated towel rail, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM THREE: 11'10 x 10'6

Front aspect PVC window, plain plaster ceiling, radiator, built-in wardrobe, fitted desk.

BEDROOM FOUR: 10'10 x 9'9

Front aspect PVC window, plain plaster ceiling, radiator, built-in wardrobe.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

DOUBLE GARAGE:

Electric roller doors, side door, power and light. Driveway parking for 2 x 2 cars.

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



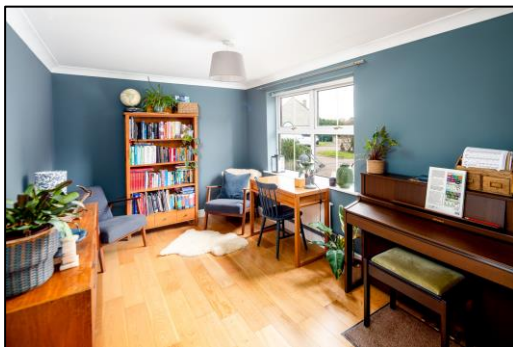
Reception Hall



Reception Hall



Reception Hall



Family Room / Formal Dining Room



Living Room



Living Room



Living Room

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-Family Room



Kitchen-Diner-Family Room



Kitchen-Diner-Family Room



Kitchen-Diner-Family Room



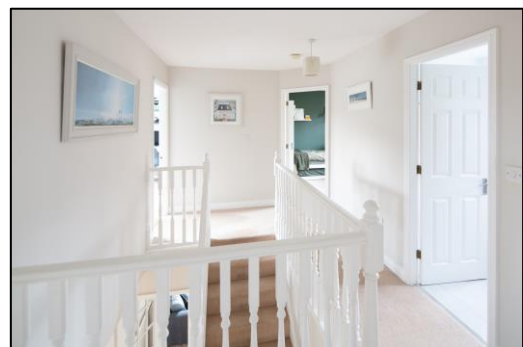
Kitchen-Diner-Family Room



Kitchen-Diner-Family Room



Galleried Landing



Galleried Landing

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 One



Bedroom One



Bedroom One



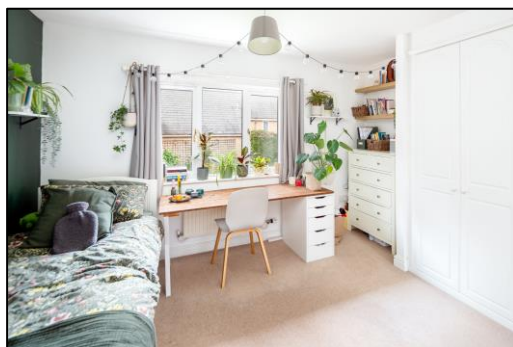
Dressing Area



En-Suite to Bedroom One



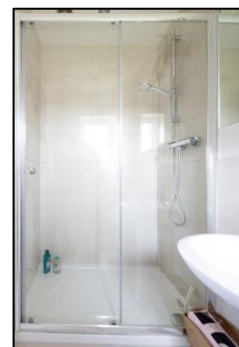
Bedroom Two



Bedroom Two



En-Suite to Bedroom Two



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 Four



Bedroom Three



Rear Garden



Rear Garden



Rear Garden



Rear Elevation



Patio and Gazebo

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

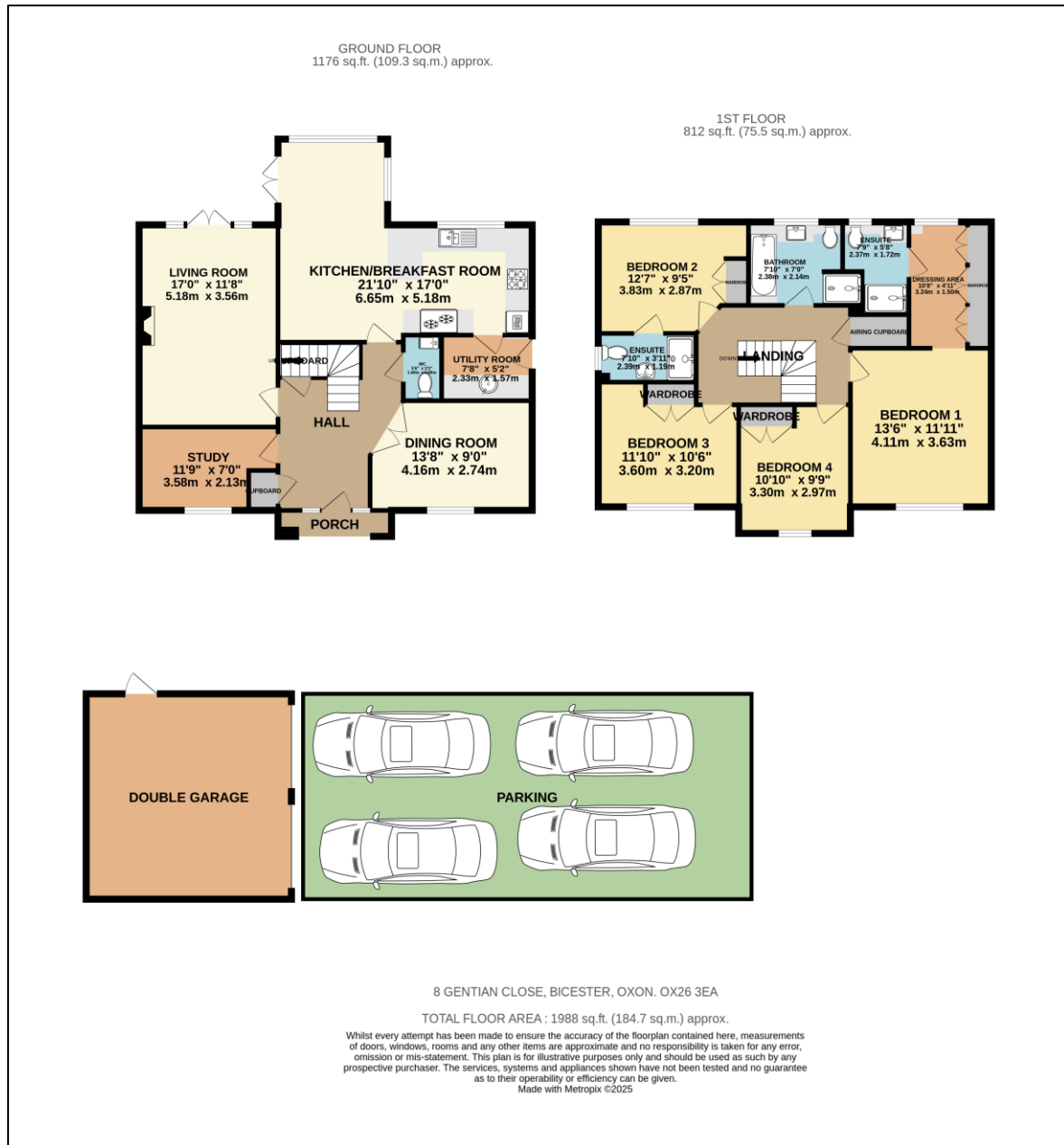
Web: www.bartonfleming.co.uk

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.