

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**2 Honesty Way, Springfields, Ambrosden,
Bicester, Oxfordshire. OX25 2AL**

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Web: www.bartonfleming.co.uk
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

2 Honesty Way, Ambrosden, Bicester, Oxon. OX25 2AL



Located in a quiet part of the village, overlooking open fields towards Brill Hill. Well presented in a neutral pallet, fresh, bright and airy with lots of natural light. A five bedroom detached house with living room, a 26'9 kitchen-diner-family room with a glazed pod onto the South/South West facing garden, family bathroom and two en-suites.

FREEHOLD

£ 585,000

- ❖ Pitched Open Porch, Entrance Hall and Cloakroom
- ❖ 26'9 Kitchen-Dining-Family Room with Glazed Pod
- ❖ Utility Room
- ❖ Living Room with French Doors to the Garden
- ❖ 1st Floor Landing, Master Bedroom Suite with Dressing Room & En-Suite Shower Room
- ❖ Main Bathroom, 1st Floor Bedrooms 3 & 4
- ❖ 2nd Floor Landing, 2nd Floor Bedrooms 2 & 5
- ❖ En-Suite to Bedroom 5
- ❖ South/South West Facing Garden, 19½Ft x 10Ft Garage & Driveway Parking

VIEWING
APPOINTMENT:

DAY:

TIME:

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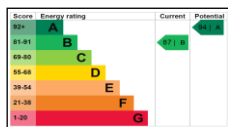
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Key Facts for Buyers:

EPC: Rating of B (87).
Council Tax: Band F
Approx. £3,396 per annum.



Ground Floor:

Outside courtesy light, part-glazed front door to:

ENTRANCE HALL:

Plain plaster ceiling, RCD electricity fuse board, digital thermostat, radiator, telephone point, "Amtico" flooring.

LIVING ROOM: 20'4 x 10'11

Front aspect PVC window, rear aspect PVC French doors, plain plaster ceiling, two radiators, telephone point, TV/satellite/radio point, BT master socket.

CLOAKROOM:

Plain plaster ceiling, extractor fan, radiator, "Amtico" flooring, dual flush close coupled WC, wash hand basin.

KITCHEN-DINER-FAMILY ROOM: 26'9 x 10'7

Two front aspect and side aspect windows, plain plaster ceiling, skylight, downlighting, "Amtico" flooring, two radiators, wine rack, integrated "Siemens" dishwasher, "Siemens Carron" 1½ bowl sink, 900mm cutlery and pan drawers, integrated "Siemens" fridge freezer, "Siemens" double cavity stainless steel and glass fan oven/grill, "Siemens" induction hob.

UTILITY ROOM: 7;7 x 4'8

Rear aspect half glazed door to the garden, plain plaster ceiling, "Amtico" flooring, work surface, radiator, understairs cupboard, space for tumble dryer and automatic washing machine.

First Floor:

LANDING:

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

BEDROOM THREE: 10'9 x 9'5

Rear aspect PVC window, plain plaster ceiling, radiator, TV point.

BEDROOM FOUR: 10'7 x 7'10

Front aspect PVC window, plain plaster ceiling, radiator.

BATHROOM: 7'9 x 6'4

Front aspect PVC window, plain plaster ceiling, extractor fan, downlighting, "Karndean" flooring, panel enclosed bath with mixer tap shower attachment, sliding head support, screen, tiled surrounds, dual flush close coupled WC, wall hung wash hand basin, heated towel rail.

BEDROOM ONE: 12'3 x 11'1

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

DRESSING ROOM: 7'8 x 7'4

Rear aspect PVC window, plain plaster ceiling, radiator.

EN-SUITE: 8'7 x 7'8

Rear aspect PVC window, plain plaster ceiling, extractor fan, downlighting, "Karndean" flooring, shower enclosure with thermostatic shower, sliding head support, heated towel rail, dual flush close coupled WC, wall hung wash hand basin, shaver socket.

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Second Floor:

LANDING:

Skylight, plain plaster ceiling, radiator.

BEDROOM TWO: 14'5 x 10'11

Front aspect PVC window, rear aspect skylight, radiator.

BEDROOM FIVE: 14'7 x 8'11

Front aspect PVC window, plain plaster ceiling, radiator, built-in wall-to-wall wardrobes.

EN-SUITE: 6'10 x 6'0

Rear aspect skylight, plain plaster ceiling, downlighting, extractor fan, "Karndean" flooring, shower enclosure with thermostatic shower, sliding head support, dual flush close coupled WC, wall hung wash hand basin, radiator.

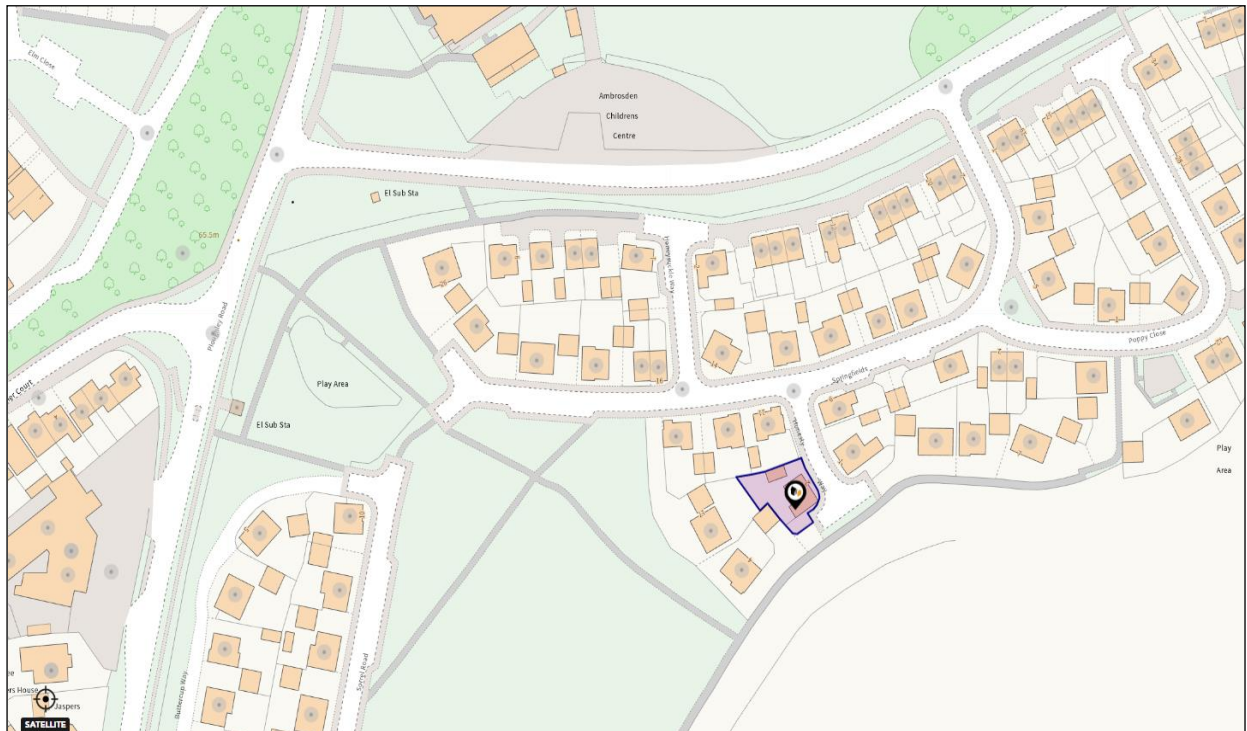
Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

GARAGE: 19'5 x 10'3

Up and over door, light and power, eaves storage, driveway parking for one car.



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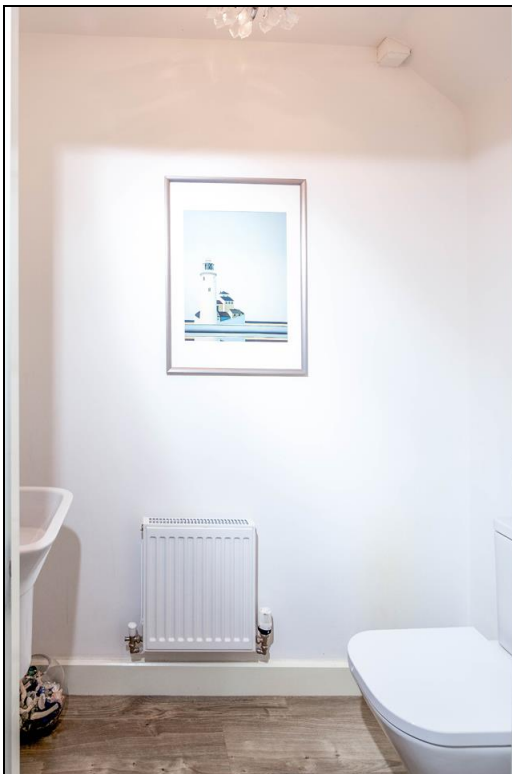
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Front



Entrance Hall



Cloakroom



Living Room



Living Room



Utility Room



Living Room

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Kitchen-Diner-Family



Kitchen-Diner-Family



Kitchen-Diner-Family



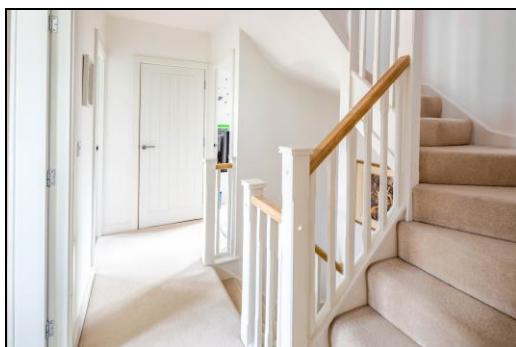
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Kitchen-Diner-Family



1st Floor Landing



1st Floor - Main Bathroom

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First Floor – Bedroom One



First Floor – Bedroom One



En-Suite Shower Room to Bedroom One



En-Suite Dressing Room to Bedroom One



Bedroom Four



Bedroom Four



Bedroom Three



Bedroom Three

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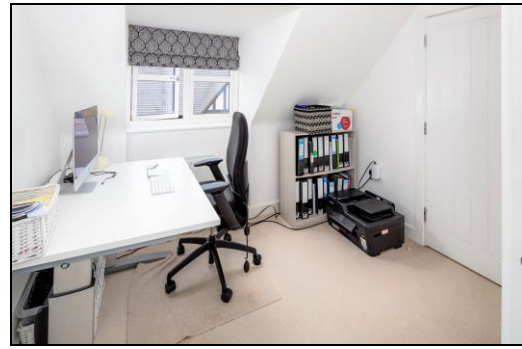
Second Floor Landing



2nd Floor - En-suite to Bedroom 5



2nd Floor - Bedroom Five



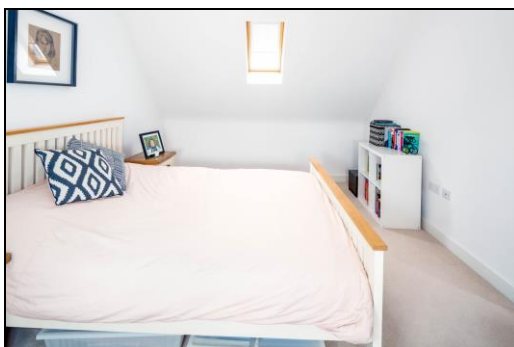
2nd Floor - Bedroom Five



2nd Floor - Bedroom Two



2nd Floor - Bedroom Two



2nd Floor - Bedroom Two



Rear Garden

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Rear Garden



Rear Garden



Rear Garden



Patio

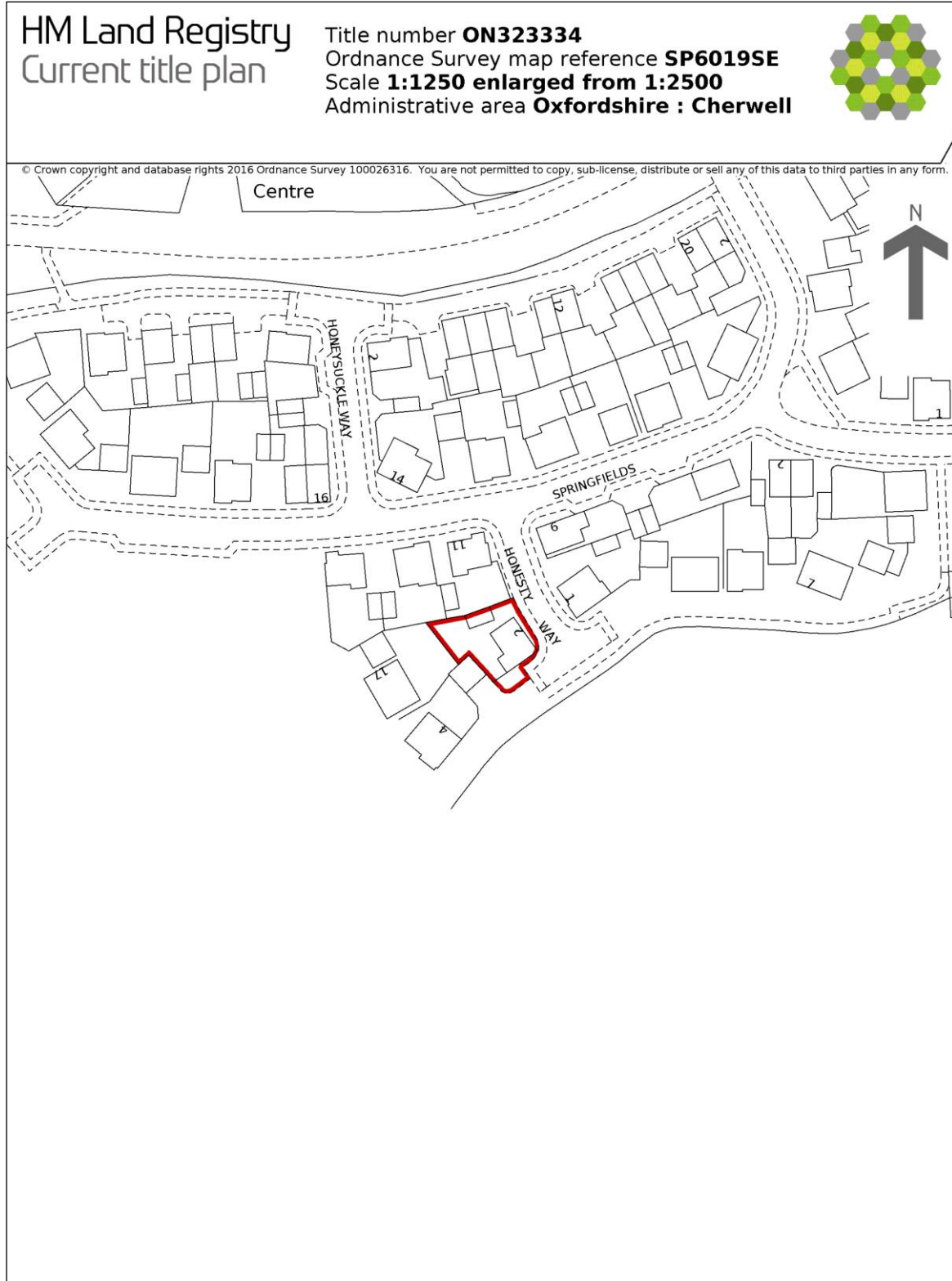
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Space for Notes:

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