

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**22 Hambleside, Bicester,  
Oxfordshire. OX26 2GA**

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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 Hambleside, Bicester, Oxfordshire. OX26 2GA**



**Extended, Converted and Re-configured to create a Five Bedroom,  
Two Reception, Detached with a South Facing Tapering Outward  
Plot and Off-Road Parking for at least Three Cars**

**FREEHOLD**

**£550,000**

- ❖ Entrance Porch, Entrance Hall
- ❖ Living Room
- ❖ Dining Room
- ❖ Kitchen Breakfast Room
- ❖ Cloakroom
- ❖ Garage Converted to 2<sup>nd</sup> Family Room/6<sup>th</sup> Bedroom
- ❖ Landing, Five Bedrooms (Four and a Box Room)
- ❖ 13Ft Extended Bathroom
- ❖ En-Suite Shower Room
- ❖ South Facing Garden

VIEWING  
APPOINTMENT:

DAY:

TIME:

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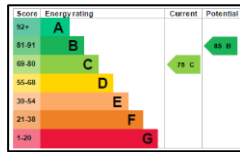
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### Key Facts for Buyers:

**EPC:** Rating of C (75).  
**Council Tax:** Band E  
Approx. £2,873 per annum.



### Ground Floor:

Half leaded-light glazed PVC front door to:

#### **ENTRANCE PORCH:**

Front aspect leaded light glazed PVC window, courtesy light, polished mirror fleck tiles, part leaded-light security front door to:

#### **ENTRANCE HALL:**

Coving, radiator, high quality strip vinyl, staircase.

#### **LIVING ROOM: 15'5 + oriel bay x 8'10.**

Front aspect PVC oriel bay window, plain plaster ceiling, downlighting, click laminate floor, radiator, TV and satellite point, dimmer switch.

#### **DINING ROOM: 16'2 x 14'2**

Rear aspect PVC French doors, rear aspect PVC window, plain plaster ceiling, downlighting, laminate flooring, radiator, central heating thermostat, dimmer switch, open plan to:

#### **KITCHEN BREAKFAST ROOM: 15'7 (max) 13'0 (min) x 14'2**

Rear aspect leaded light window, rear aspect leaded light PVC French door and adjacent window, front aspect leaded light half glazed door, plain plaster ceiling, downlighting, radiator, ceramic tiled floor, radiator. Range of tall base and eye level units, roll edge laminate worksurfaces, tiled surrounds, 500mm base unit, 600mm drawers, space for washing machine, 1000mm corner base unit with 500mm door, 600mm under-sink base unit, 1½ bowl stainless steel "Pheonix Carron" sink, 500mm base unit, 400mm base unit, 1200mm base unit with two doors, "Flavel" range cooker with two ovens, one grill, one warming oven and 7 rings, 500mm tall unit with space for dishwasher.

#### **LOBBY:**

Laminate flooring.

#### **CLOAKROOM:**

Plain plaster ceiling, extractor fan, half tiled walls, ceramic tiled floor, concealed cistern dual flush WC, round porcelain wash hand basin.

#### **SECOND FAMILY ROOM: 14'4 x 7'6.**

Front aspect leaded-light PVC window, plain plaster ceiling, radiator, strip vinyl flooring.

### First Floor:

#### **LANDING:**

Plain plaster ceiling, airing cupboard, access to loft space.

#### **BEDROOM ONE: 9'6 x 9'8 plus built-in wardrobe.**

Rear aspect leaded light PVC window, triple built-in wardrobe, radiator.

#### **EN-SUITE: 6'5 x 5'7.**

Rear aspect leaded light PVC window, extractor fan, radiator, large shower enclosure with thermostatic shower and fixed head, concealed cistern dual flush WC, porcelain wash hand basin with cupboard under.

#### **BATHROOM: 13'1 x 5'6.**

Rear aspect leaded light PVC window, plain plaster ceiling, extractor fan, downlighting, mirror fleck polished floor tiles, fully tiled walls, chrome heated towel rail, panel enclosed bath, mixer tap and shower attachment, inset wash hand basin, built-in furniture, shower enclosure with "Triton T80 easi" shower, rain head, sliding head support, dual flush close coupled WC.

#### **BEDROOM TWO: 10'8 plus bay x 8'9.**

Front aspect leaded light PVC bay window, radiator, built-in furniture.

#### **BOX ROOM: 7'9 x 6'8.**

Front aspect leaded light PVC window, radiator.

#### **EXTENSION BEDROOM ONE: 13'6 x 8'0 narrowing to 7'7.**

Rear aspect leaded light PVC window, coving, radiator.

#### **EXTENSION BEDROOM TWO: 13'6 extending to 16'3 x 7'7.**

Front aspect leaded-light PVC window, access to loft space, radiator.

### Outside:

#### **FRONT GARDEN: refer to photographs**

Off-road parking for three cars side-by-side with ease.

#### **REAR GARDEN: refer to photographs**

Outside security light, outside tap, south facing.



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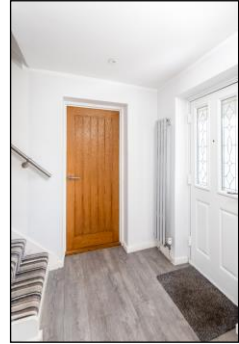
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Front



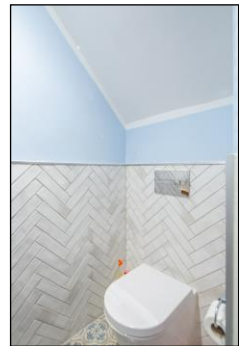
Hall



Living Room



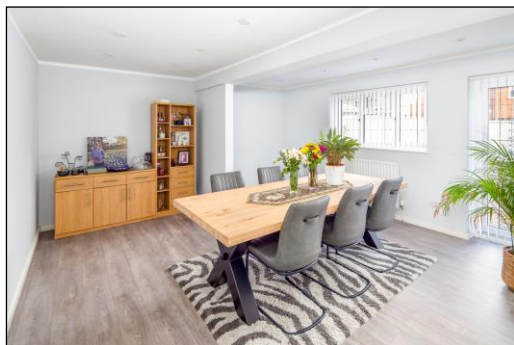
Cloakroom



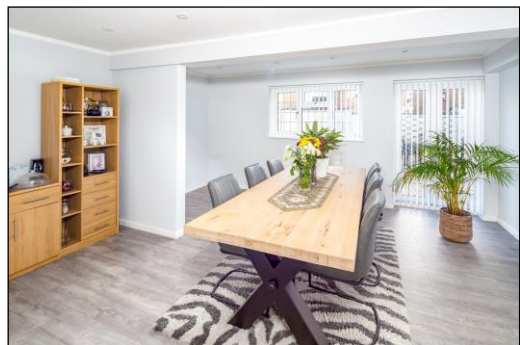
Ground Floor Garage Conversion Bedroom 5



Ground Floor Garage Conversion Bedroom 5



Dining Room



Dining Room

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Dining Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Main Bathroom



Main Bathroom



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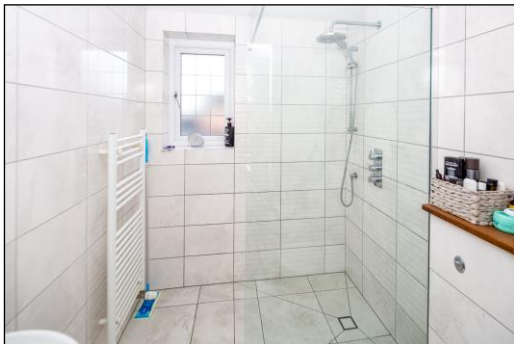
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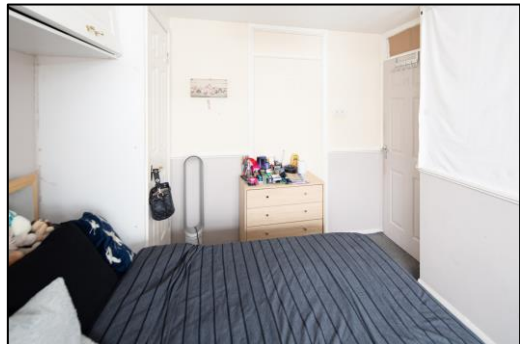
Bedroom One



Bedroom One



En-Suite Wet Room to Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four



Rear Garden



Rear Garden

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**Space for Notes:**

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