

# BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



**11 Merlin Way, Langford Village, Bicester, Oxon. OX26 6YG**

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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

**11 Merlin Way, Langford Village, Bicester, Oxon. OX26 6YG**



**Four Bedroom Detached House with Living Room, Dining/  
Kitchen Breakfast Room, Utility Room, Bathroom and En-Suite,  
Secure Garden Annex (with electric, broadband, plumbing. etc).  
Can be used as Office/Small Business Space or Extra Bedroom.**

**FREEHOLD**

**£ 550,000**

- ❖ Open Porch and Entrance Hall
- ❖ Living Room
- ❖ Dining Area/Kitchen Breakfast Room and Utility Room
- ❖ Cloakroom
- ❖ Landing
- ❖ Four Bedrooms, Family Bathroom and En-Suite
- ❖ Garden Annex with use for Office/Bedroom/Work Space
- ❖ Front and Rear Gardens
- ❖ Garage and Driveway Parking for 3 cars side-by-side

VIEWING  
APPOINTMENT:

DAY:

TIME:

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### **Key Facts for Buyers:**

**EPC:** Rating of C (70).

**Council Tax:** Band E

Approx. £2,873 per annum.

### **Ground Floor:**

#### **OPEN PORCH:**

Outside courtesy light, part-glazed security front door to:

#### **ENTRANCE HALL:**

Front aspect PVC window adjacent to door, plain plaster ceiling, "Karndean" flooring, radiator, staircase.

#### **LIVING ROOM: 13'6 extending to 15'10 x 13'3 narrowing to 11'0 narrowing to 6'3 into bay**

Front aspect PVC bay window, plain plaster ceiling, "Karndean" flooring, two radiators, limestone fireplace with gas living flame coal effect fire, marble hearth, TV surround.

#### **KITCHEN BREAKFAST/DINER: 18'3 extending to 21'3 x 10'5**

**Dining Area:** Rear aspect PVC French doors to conservatory, plain plaster ceiling, downlighting, "Karndean" flooring, vertical radiator, breakfast bar.

**Kitchen Area:** Rear aspect PVC window, plain plaster ceiling, downlighting, "Karndean" flooring, door to garage, 900mm space for fridge freezer. Range of tall base and eye level units, Granite mirror fleck worksurface and upstands, 800mm shallow larder unit with two 400mm doors, tall unit with stainless steel and glass fan/grill and microwave combi and stainless steel and glass oven with slide and hide door and warming oven, 900mm cutlery and pan drawers, ceramic 4-ring induction hob, pull out extractor hood, 1000mm corner base unit with 500mm door, 800mm unit with two 400mm doors, sink unit with undermounted 1½ bowl stainless steel sink, 860mm corner unit with 500mm integrated dishwasher, 600mm cutlery and pan drawers.

#### **UTILITY ROOM:**

Rear aspect PVC window, glazed PVC side door, matching range of base and eye level units, stainless steel sink, space for washing machine, space for tumble dryer, wall mounted "Worcester" boiler and filter.

#### **CONSERVATORY: 12'0 x 9'0**

Brick cavity dwarf wall base and right side wall, PVC French doors and window sections, glazed pitched roof, ceramic tile floor and underfloor heating.

#### **CLOAKROOM: 4'4 x 3'7**

Side aspect PVC window, plain plaster ceiling, "Karndean" flooring, concealed cistern dual flush WC, wash hand basin.

### **First Floor:**

#### **LANDING:**

Front aspect PVC window on staircase, plain plaster ceiling, access to loft space, airing cupboard.

#### **BATHROOM: 6'10 x 6'2 narrowing to 5'3**

Rear aspect PVC window, plain plaster ceiling, downlighting, ceramic tiled floor, radiator, double ended bath with centre tap, thermostatic shower over, sliding head support, screen, wall hung wash hand basin, shaver socket, dual flush close coupled WC.

#### **BEDROOM ONE: 13'1 x 11'1 plus 7ft built-in wardrobe**

Front aspect PVC window, plain plaster ceiling, radiator, built-in 7ft wardrobe.

#### **EN-SUITE: 6'0 narrowing to 4'0 x 4'7**

Side aspect PVC window, plain plaster ceiling, downlighting, ceramic tiled floor, radiator, pedestal wash hand basin, shaver socket, dual flush close coupled WC, shower enclosure with thermostatic shower, rain head, sliding head support.

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### **BEDROOM TWO: 10'9 x 8'3**

Front aspect PVC window, plain plaster ceiling, radiator.

### **BEDROOM THREE: 8'3 x 8'3**

Rear aspect PVC window, plain plaster ceiling, radiator.

### **BEDROOM FOUR: 9'7 x 8'4 narrowing to 6'5**

Rear aspect PVC window, plain plaster ceiling, radiator.

### **GARDEN ROOM: 14'6 x 12'9**

High spec garden room including shower room. Glazed PVC door and five PVC glazed windows, insulated walls, vinyl strip laid flooring, light and power. Shower Room rear aspect PVC window, plain plaster ceiling, extractor fan, chrome heated towel rail, 960mm x 680mm shower enclosure, dual flush close coupled WC, wash hand basin with cupboard under, aqua panel surrounds. Currently used as a fifth bedroom but can also be used as an office/work space/business room.

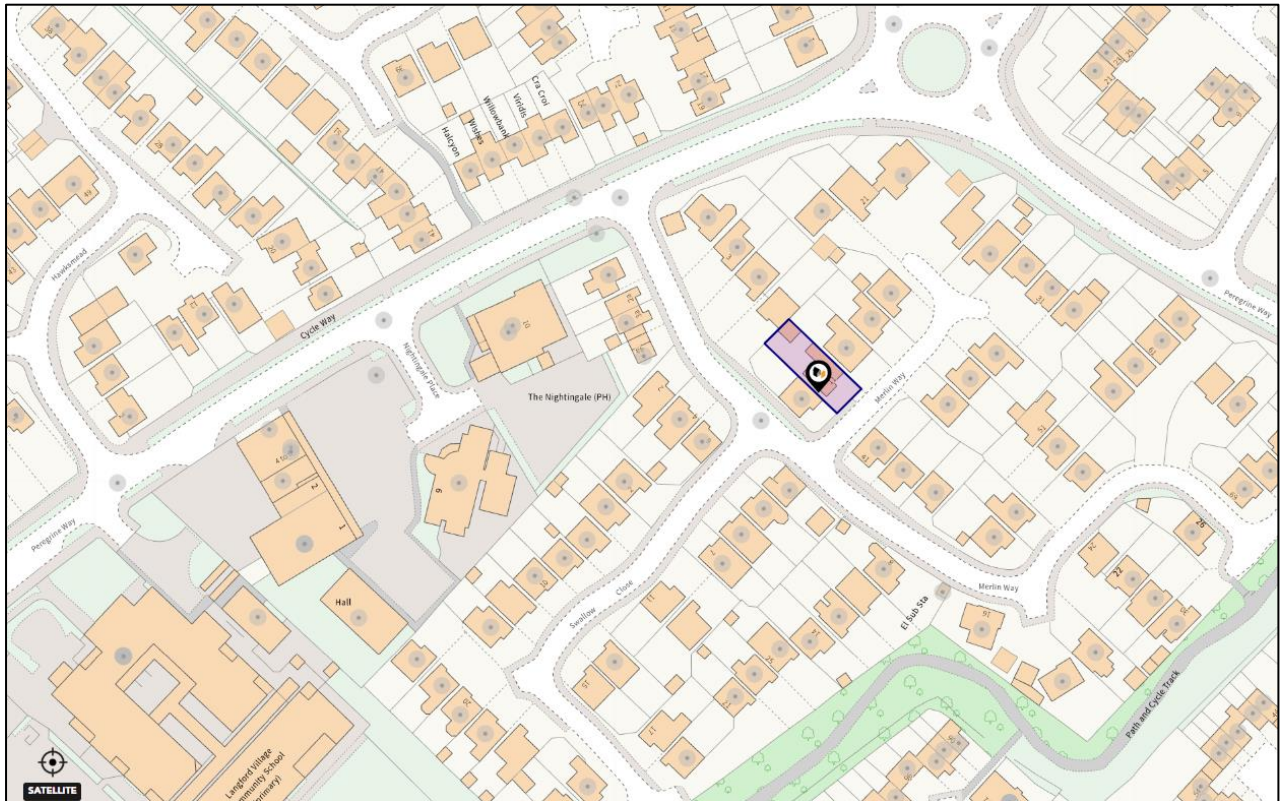
### **GARAGE:**

Up and over door, light and power, driveway parking for three cars side-by-side.

### **Outside:**

**FRONT GARDEN:** refer to photograph Gate.

**REAR GARDEN:** refer to photographs Deck.



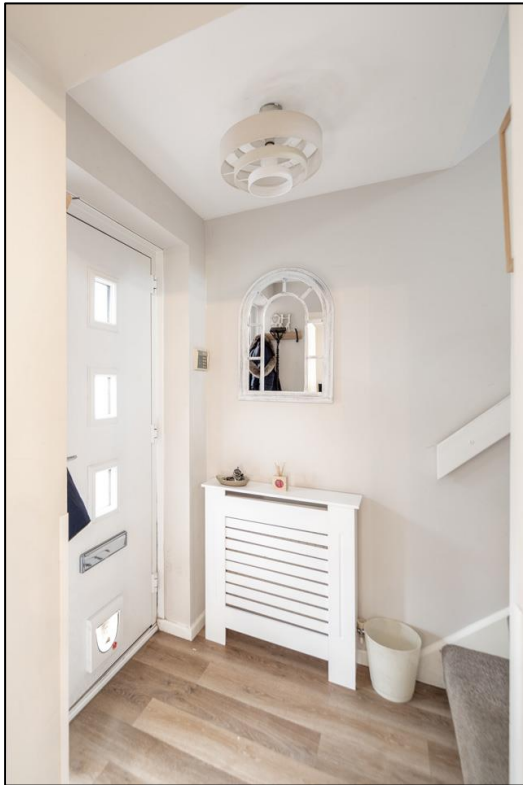
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Entrance Hall



Living Room



Living Room



Kitchen/Dining/Breakfast Room



Kitchen/Dining/Breakfast Room



Kitchen/Dining/Breakfast Room



Conservatory

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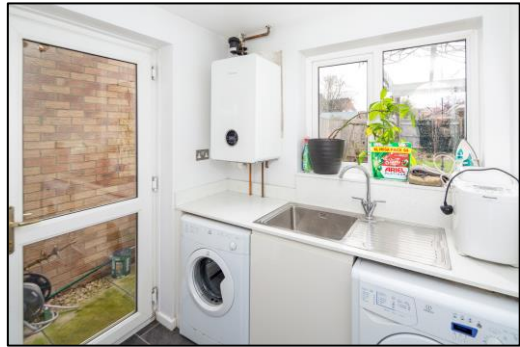
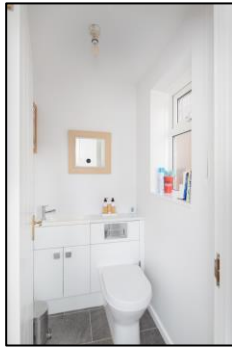
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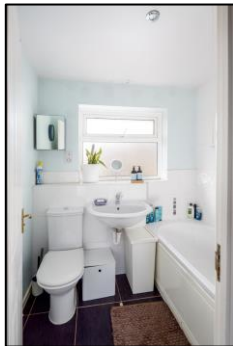
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Utility Room and Cloakroom



Utility Room



Bathroom



Bedroom One



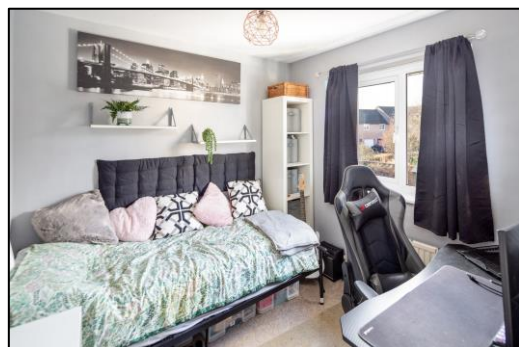
Bedroom One



En-Suite to Bedroom One



Bedroom Two



Bedroom Three

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Bedroom Four



Rear Garden with Garden Room



Rear Garden



Garden Room



Garden Room



Garden Room



En-Suite to Garden Room



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

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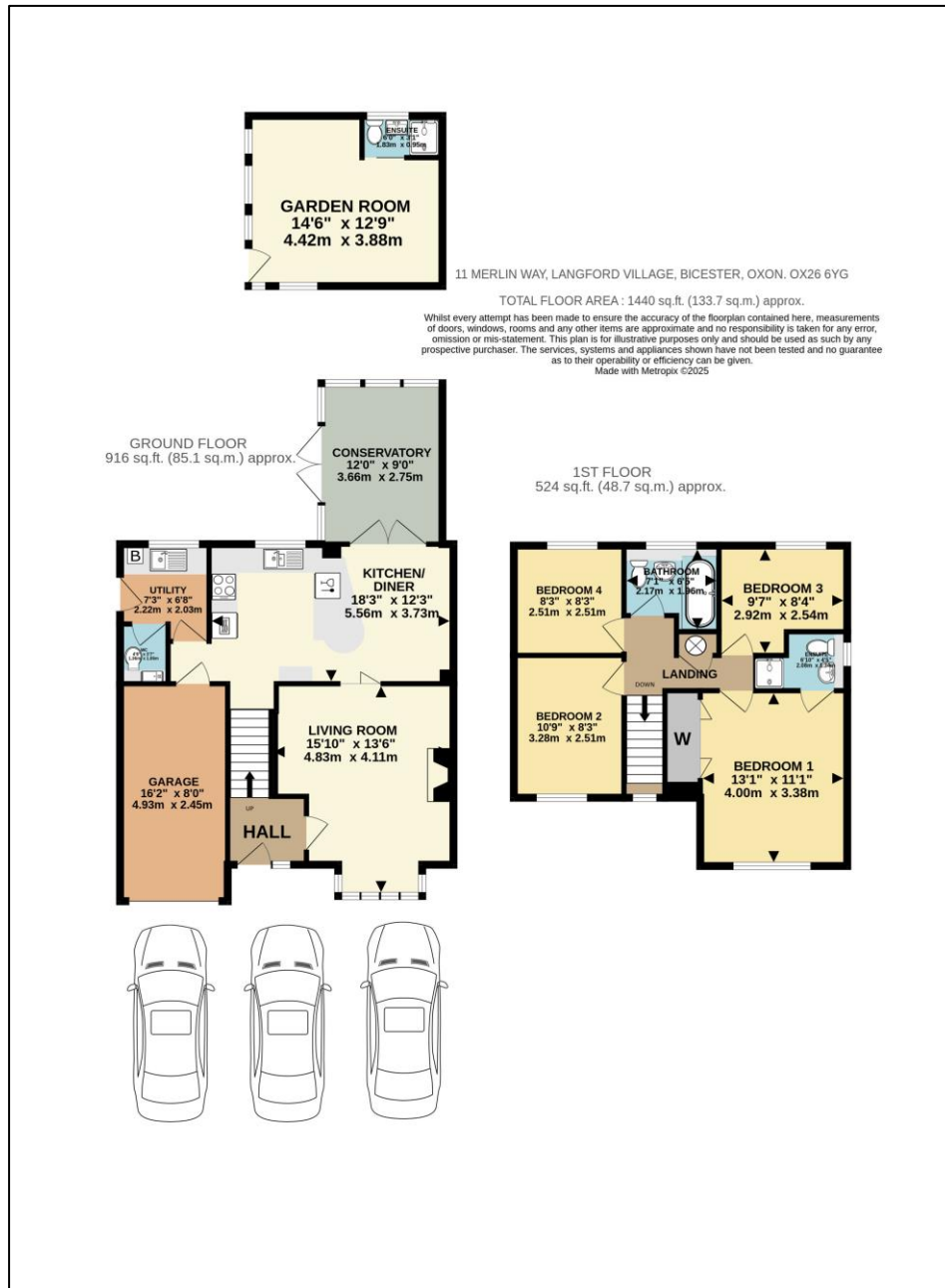
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