

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



**17 Bainton Road, Bucknell
Bicester, Oxfordshire. OX27 7LT**

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

Tel: Bicester (01869)

249922

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Charming Three Bedroom Cottage with Family-cum-Dining Room Extension open plan to the Kitchen and Study Area. The property has been configured with a Self-Contained Annexe Bedroom Suite, leaving the remainder as a two or three bedroom home.

FREEHOLD

£ 475,000

- ❖ Heart of Village Location
- ❖ Entrance Hall, Re-fitted Cloakroom
- ❖ Living Room (also could be used as another bedroom)
- ❖ Kitchen open plan to: Family-cum-Dining Room open plan to Study Area
- ❖ Landing
- ❖ Bedrooms 2 and 3 with vaulted ceilings & exposed beams
- ❖ Re-fitted Bathroom with Jacuzzi bath & vaulted ceiling with beams
- ❖ Self-Contained Bedroom/En-Suite/Wardrobe Annexe with bi-fold doors
- ❖ Storage Shed

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Ground Floor:

ENTRANCE HALL:

Separates the house from the annexe. Doors to garden, annexe and main part of the house, plain plaster ceiling.

Annexe:

ANNEXE BEDROOM SUITE:

Bedroom: 12'11 x 10'2.

Rear aspect bi-fold doors to the garden, plain plaster ceiling, LED downlighting, radiator, digital thermostat, TV point.

En-Suite: 8'3 x 3'3.

Side aspect window, plain plaster ceiling, extractor fan, heated towel rail, vinyl flooring, dual flush close coupled WC, wash hand basin, shower enclosure with multi-head shower plus hand-held shower.

Garden: Refer to photo.

Main House:

ENTRANCE HALL:

Plain plaster ceiling, RCD/MCB electric consumer unit, radiator, staircase.

CLOAKROOM:

Side aspect PVC window, radiator, vinyl flooring, dual flush close coupled WC, wash hand basin and cupboard under.

LIVING ROOM: 13'1 x 11'0

Triple front aspect window, plain plaster ceiling, wall-to-wall storage, radiator, brick fireplace and built-in cupboards into each recess, TV and satellite connections.

REFITTED KITCHEN (13'8 x 8'10) open plan to FAMILY/DINING ROOM (18'8 x 8'7).

Kitchen Area:

Plain plaster ceiling, LED downlighting, vinyl flooring, radiator, range of base and eye level Howdens units with mirror fleck off-white Quartz worksurfaces and upstands, 1½ bowl undermounted sink, integrated dishwasher, integrated freezer, corner unit with kidney trays, 500mm cutlery and pan drawers, integrated fridge, integrated wine chiller, brick fireplace with all electric 'Belling' range cooker (*four induction rings and warming*

plate, three ovens (one with grill capacity)), further tall units with integrated microwave, breakfast bar.

Family/Dining Room: Side aspect PVC French doors to garden, 'Velux' window, click laminate flooring, radiator, TV point.

OPEN PLAN STUDY: 8'9 x 6'10

Side aspect PVC window, rear aspect PVC window, 'Velux' skylight, radiator, double dimmer switch, click laminate flooring.

First Floor:

LANDING:

Side aspect window, airing cupboard enclosing LPG fired 'Glowworm' boiler, plain plaster ceiling.

RE-FITTED BATHROOM:

Front aspect PVC window, vaulted ceiling with beam, vinyl flooring, two heated towel rails, 'Jacuzzi' bath with centre tap, multi-head shower plus hand-held shower, screen, marble tiling, dual flush close coupled WC, bidet, wash hand basin, TV point.

BEDROOM TWO: 12'10 x 9'0

Front aspect PVC window, vaulted ceiling with beam, original fireplace, TV point.

BEDROOM THREE: 9'0 x 8'8

Rear aspect PVC window, vaulted ceiling and beam, radiator, original fireplace, built-in bulkhead cupboard.

Outside:

FRONT GARDEN: Refer to photograph.

Storage Shed (*see floor plan*).

PARKING:

Off-road parking.

REAR GARDEN: Refer to photographs

NOTE: Hot tub available by separate negotiation.

Key Facts for Buyers:

Council Tax Band C - £1,900 per annum approx.
EPC: Rating F (35).

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Cloakroom and Staircase



Living Room



Living Room



Kitchen



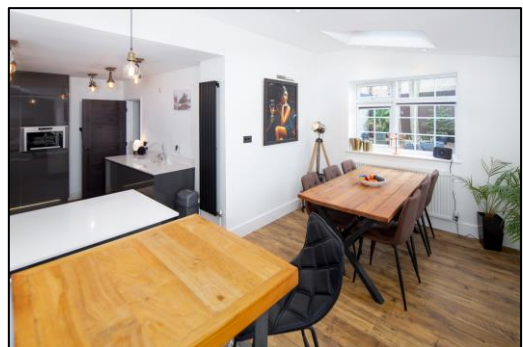
Living Room



Kitchen



Kitchen



Kitchen and Dining Area

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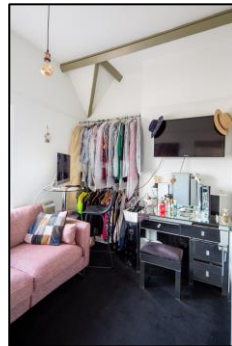
Dining Area



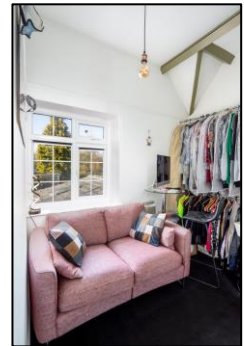
Family Area



Landing



Bedroom Three



Bedroom Two



Bedroom Two



Spa Bath



Front Garden

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Front Garden



Rear Garden



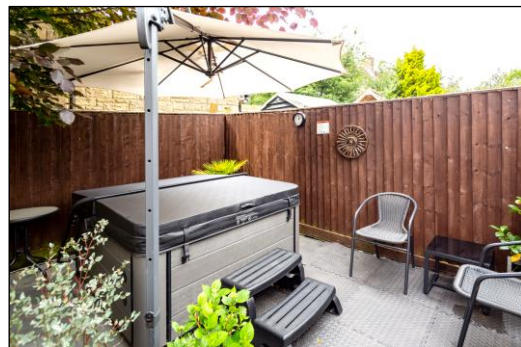
Rear Garden



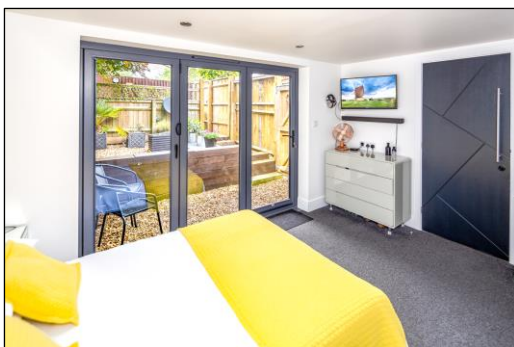
Rear Garden



Rear Garden



Hot Tub Area (hot tub available separately)



Annexe Bedroom



Annexe Bedroom

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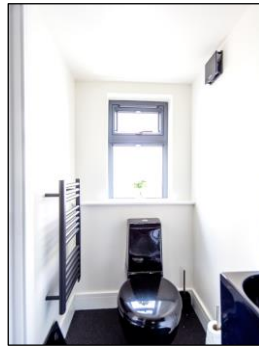
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Annexe Bedroom



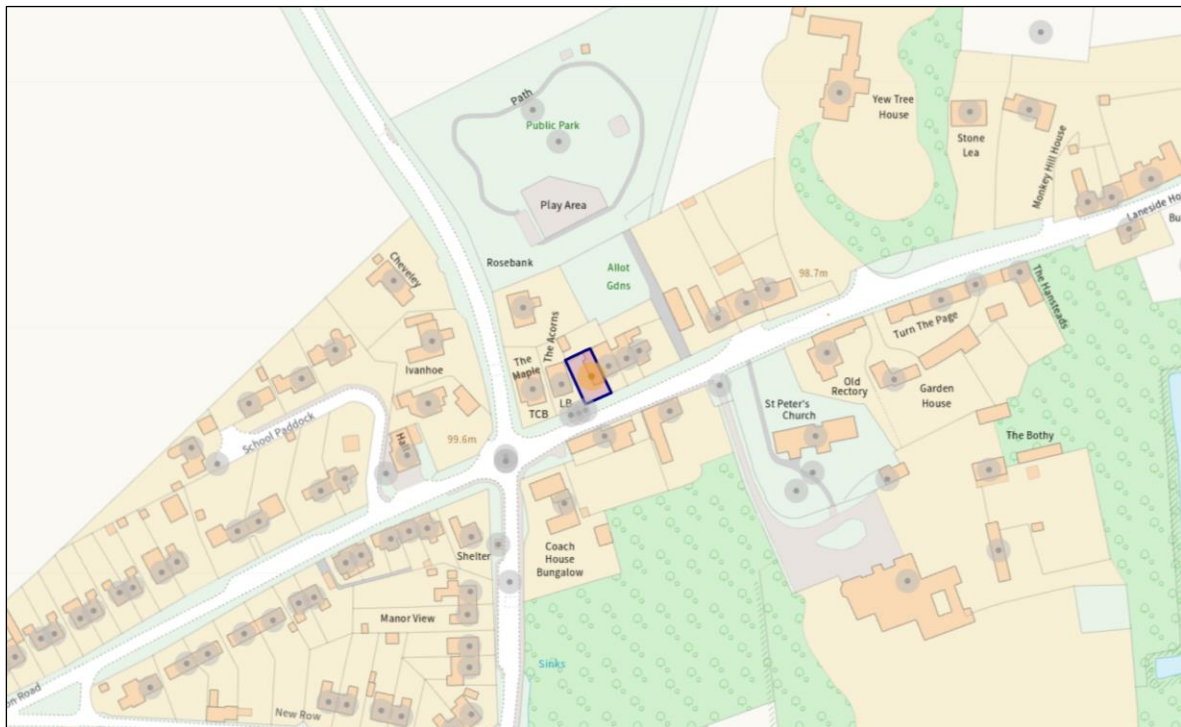
En-Suite to Annexe Bedroom



Garden to Annexe Bedroom

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

EPC



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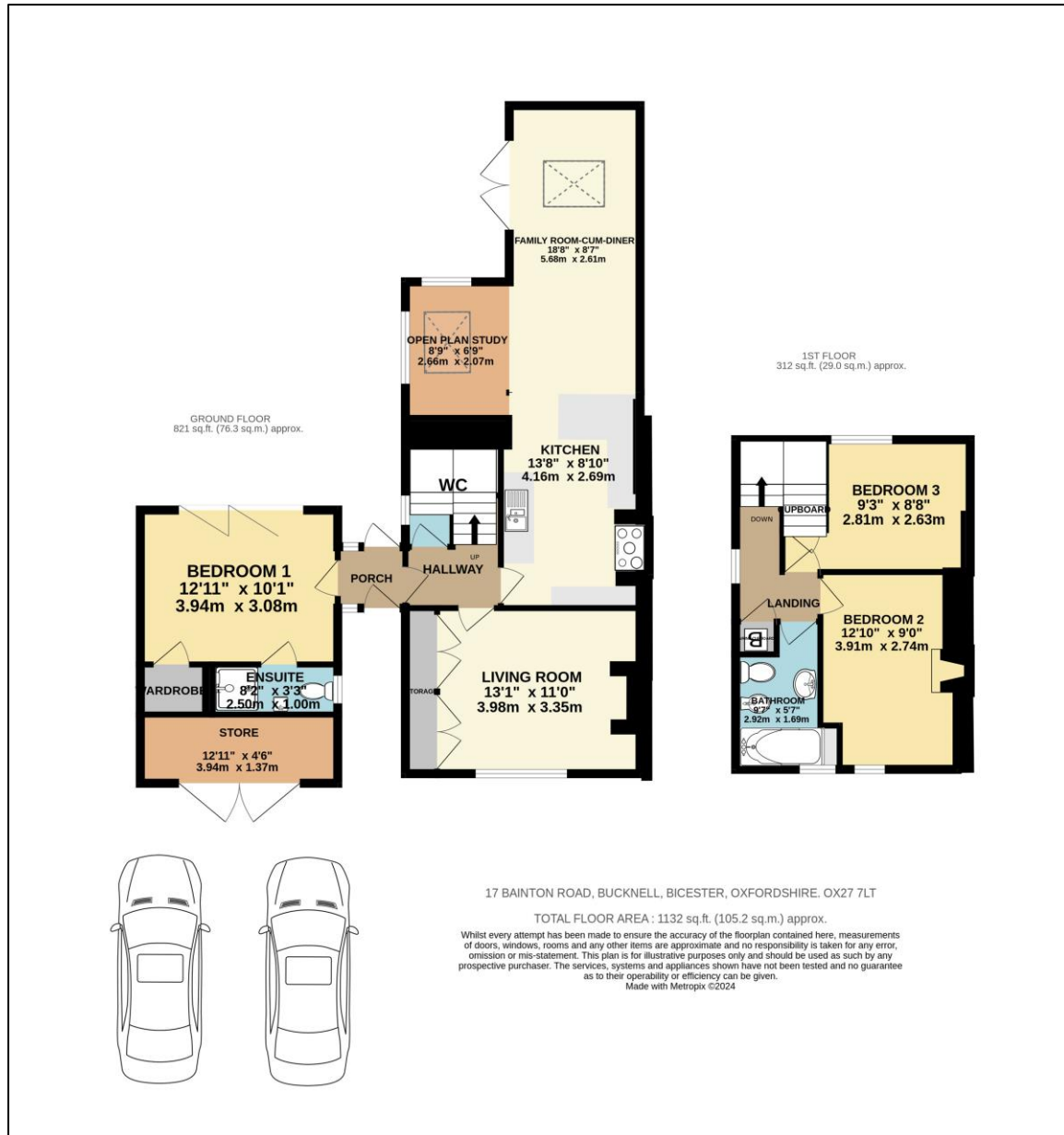
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