

# BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



**8 Epsom Way, Kingsmere,  
Bicester, Oxfordshire. OX26 1BN**

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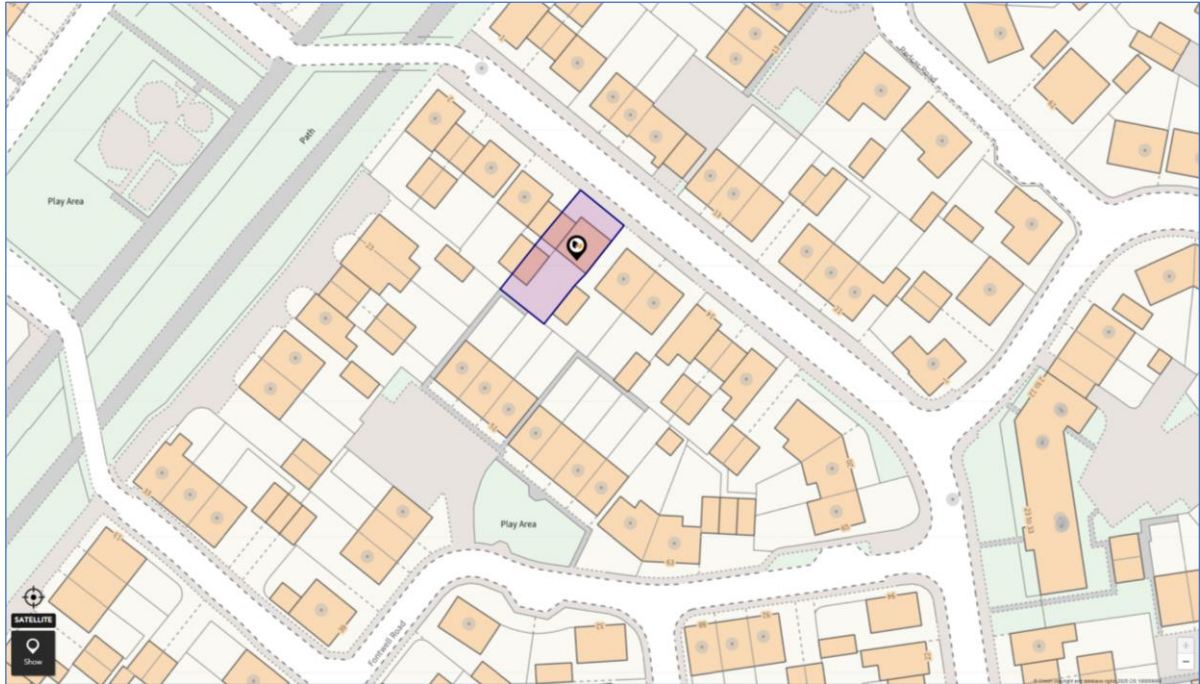
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E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**8 Epsom Way, Kingsmere,  
Bicester, Oxon. OX26 1BN**



**Four Bedroom House with the Garage converted to a Luxury 17 sq m Garden Office with two sets of bi-fold doors and a large boarded loft for storage. Hall, Cloakroom, Utility Cupboard, Living Room, 6m wide Kitchen Diner, Bathroom, Four Bedrooms, En-Suite, Carport, Driveway Parking and South-West Facing Garden.**

**FREEHOLD** (ON 332783) built 2017 by Persimmon Homes

**£ 550,000**

- ❖ Sloping Open Porch, Entrance Hall
- ❖ Cloakroom, Utility Cupboard with plumbing for washer
- ❖ Living Room
- ❖ Kitchen Diner with French Doors to the garden
- ❖ Landing, Main Bathroom,
- ❖ Four Bedrooms, En-Suite Shower Room
- ❖ South-West Facing Garden
- ❖ Garage converted to 17 sq m Luxury Garden Office
- ❖ Car Port secured by double doors, Driveway Parking.

VIEWING  
APPOINTMENT:

DAY:

TIME:

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### Key Facts for Buyers:

**EPC:** Rating of B (83).

**Council Tax:** Band D Approx. £2,464 pa.

### Ground Floor:

#### **SLOPING OPEN PORCH:**

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

#### **ENTRANCE HALL: 9'4 x 6'5.**

Plain plaster ceiling, central heating thermostat, radiator, strip vinyl flooring, staircase and under stairs recess.

#### **UTILITY CUPBOARD:**

Power & plumbing for washing machine.

#### **CLOAKROOM: 5'11 x 2'10.**

Side aspect PVC window, plain plaster ceiling, extractor fan, radiator, strip vinyl flooring, radiator, dual flush close coupled WC, pedestal wash hand basin.

#### **LIVING ROOM: 13'2 x 9'9.**

Front aspect PVC window, plain plaster ceiling, strip vinyl flooring, TV recess, recessed radiator, dimmer switch.

#### **KITCHEN-DINER: 19'10 x 12'5 narrowing to 8'7.**

Rear aspect PVC French doors to the garden, rear aspect PVC window, plain plaster ceiling, down lighting, strip vinyl flooring, recessed radiator, space for table & six chairs. Range of tall, base and wall units with roll-edge laminate worktops and tiled surrounds, 1000mm base unit with two 500mm doors and 1000mm cutlery drawer over, integrated dishwasher, 800mm x 800mm corner base unit with two 300mm doors, stainless steel bin inset into the countertop, 600mm drawers, 760mm 4-ring induction hob, 900mm extractor over, 300mm base unit, stainless steel & glass fan oven-grill, 2<sup>nd</sup> 600mm base unit, 1000+mm space for wide fridge freezer.

### First Floor:

#### **LANDING:**

Plain plaster ceiling, large loft hatch with drop-down ladder (*full length central boarding & light*), Oak flooring, radiator.

#### **BATHROOM: 7'0 x 6'4.**

Plain plaster ceiling, extractor fan, down lighting, Oak flooring, radiator, bath with mixer tap and thermostatic shower over with rain head & second head plus sliding support, screen, dual flush close coupled WC, round ceramic wash hand basin on stand.

#### **BEDROOM ONE: 10'0 + wardrobe x 9'11.**

Front aspect PVC window, plain plaster ceiling, down lighting, Oak flooring, wall light points, wall-to-wall 2m long wardrobe, recessed radiator, dimmer switch.

#### **EN-SUITE: 9'7 x 4'11.**

Front aspect PVC window, plain plaster ceiling, extractor fan, down lighting, Oak flooring, chrome heated towel rail, 1170mm x 740mm shower enclosure with thermostatic shower and rain head plus second head and sliding head support, oval porcelain wash hand basin on wide stand.

#### **BEDROOM TWO: 17'6 x 9'8.**

Front and rear aspect PVC windows, plain plaster ceiling, loft hatch, Oak flooring, two radiators.

#### **BEDROOM THREE: 9'10 narrowing to 6'4 x 10'3 narrowing to 6'6.**

Rear aspect PVC window, plain plaster ceiling, down lighting, recessed radiator, Oak flooring.

#### **BEDROOM FOUR: 9'5 x 6'4.**

Rear aspect PVC window, plain plaster ceiling, down lighting, recessed radiator, Oak flooring.

### Outside:

#### **FRONT GARDEN: Refer to photograph.**

#### **CARPORT: 17'5 x 9'10.**

Secured from the front with a pair of doors. Driveway parking in front.

#### **REAR GARDEN:**

South-West facing, tap, patio.

#### **LUXURY GARDEN OFFICE: 18'9 x 8'10.**

Originally the garage, now lined with insulation and plasterboard walls & ceiling, metal cased RCD/MCB electricity consumer unit, 3-pane bifold door and further door to make 4 panes, 2<sup>nd</sup> 3-pane bi-fold door, plain plaster ceiling, downlighting, PVC window, Infa-Red room heater (*disguised as a picture*), wooden flooring, large loft access with drop down ladder (*boarded to the centre with OSB board (stronger than MDF or chipboard) & light*).



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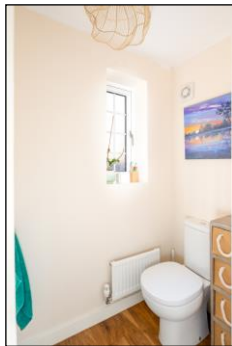
Front



Hall



Cloakroom



Kitchen Diner



Kitchen Diner



Kitchen Diner



Living Room



Living Room

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Bathroom



Bedroom One



Bedroom One



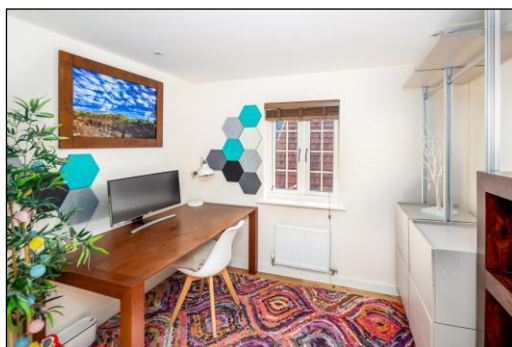
Bedroom One



En-Suite to bedroom 1



Bedroom Two



Bedroom Two



Bedroom Two



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Bedroom Two



Bedroom Four



Bedroom Three



Bedroom Three



Luxury Garden Office



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Rear Garden and 17 sq m Luxury Garden Office



Luxury Garden Office



Luxury Garden Office



Luxury Garden Office



Rear Garden

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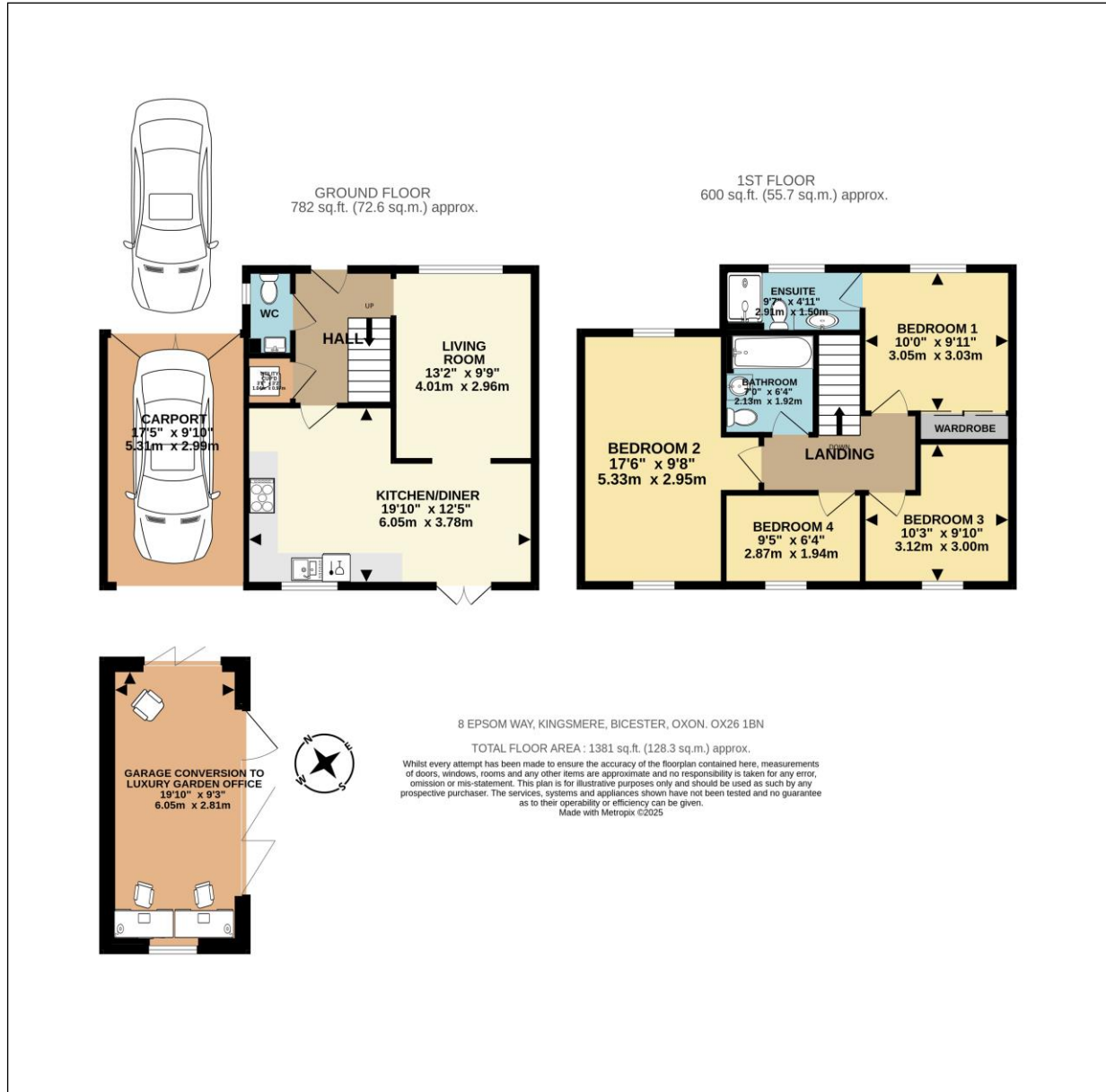
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