

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**'Castle Cottage', 35 West End, Launton,
Bicester, Oxfordshire. OX26 5DF**

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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

35 West End, Launton, Bicester. OX26 5DF



**Originally two Victorian Railway Workers Cottages,
now knocked through into one creating a 25Ft wide home
with a 73Ft x 27ft South-East Facing Rear Garden.**

FREEHOLD

£ 323,400

- ❖ Sought After Village, Walking Distance of Bicester
- ❖ No Through Road Location
- ❖ Porch
- ❖ 25Ft Lounge-Diner with two fireplaces and a wood burner
- ❖ Kitchen with vaulted ceiling
- ❖ Downstairs Bathroom with shower bath and having a rain head shower over
- ❖ Two Bedrooms (one as an anti-room/bedroom-study)
- ❖ 73 Ft x 27Ft Rear Garden
- ❖ Village Amenities: Eatery Pub, Shop/Post Office, School, Hair Salon, Builders Merchants, Play Park & Sports Field, Village Hall, Good Dog Walking Areas.

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Ground Floor:

Part glazed PVC front door to:

ENTRANCE PORCH:

LOUNGE DINER: 25'0 x 11'1

Lounge Area: Front aspect window, click laminate flooring, wall mounted plug-in heater, "Chesneys" 5kw log burner, original wooden manel over, brick hearth, two wall light points, multi-media socket.

Dining Area: second front aspect window, second plug in heater, second fireplace, staircase, electricity meter, fuse board.

KITCHEN: 15'10 x 6'2

Two rear aspect windows, vaulted ceiling and beams, radiator. Range of base and eye level units, 600mm base unit, 600mm Earthenware Belfast sink base unit with taps, tiled surrounds, space for washing machine, 870mm x 870mm corner base unit with 255mm bifold door, 600mm base unit, 1040 space for range cooker, 200mm base unit, 400mm base unit, 600mm base unit.

BATHROOM: 7'4 x 5'3

Rear aspect window, Vaulted plain plaster ceiling, extractor fan, travertine flooring, p-shaped shower bath, rain head and second hand held head, sliding head support and screen, wash hand basin with cupboard under, close coupled dual flush WC, tank cupboard.

First Floor:

LANDING:

BEDROOM TWO/STUDY: 12'4 x 11'1
Front aspect window, plain plaster ceiling, access to loft space (*boarded*), wall mounted heater, original floorboards.

BEDROOM ONE: 12'8 x 11'1

Front aspect window, plain plaster ceiling, original lintel, original floorboards, wall mounted heater, shelves.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: 73' x 27' (refer to photographs)

Gate.

GARDEN STUDIO: refer to photographs

Key Facts for Buyers:

EPC: Rating of F (21).

Council Tax: Band C

Approx. £2,190 per annum.

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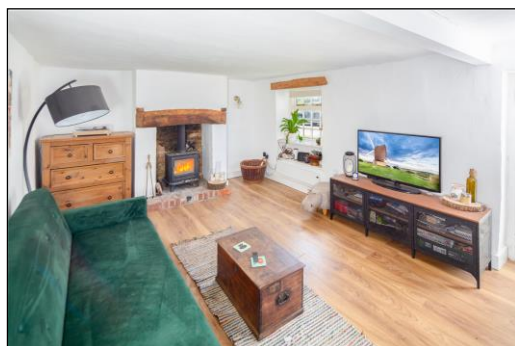
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Front



Porch



Living Room



Living Room



Dining Area



Kitchen



Kitchen



Kitchen

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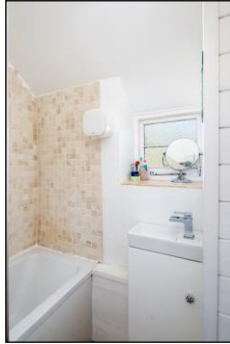
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Bathroom



Bedroom One



Bedroom One



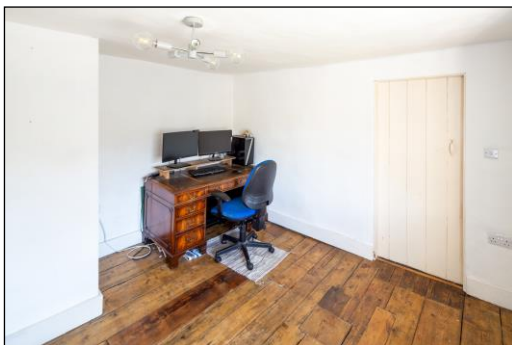
Bedroom One



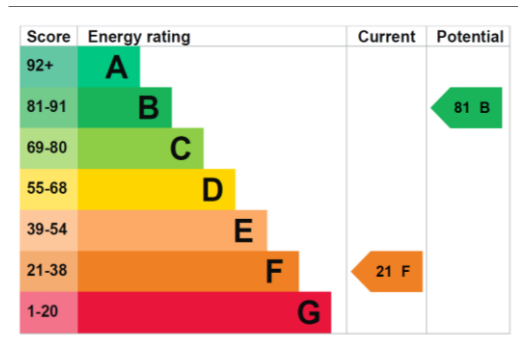
(Anti room) - Bedroom Two/Study



(Anti room) - Bedroom Two/Study



(Anti room) - Bedroom Two/Study



EPC

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South-East Rear Garden



South-East Rear Garden



Rear Elevation



Garden Studio



Garden Studio

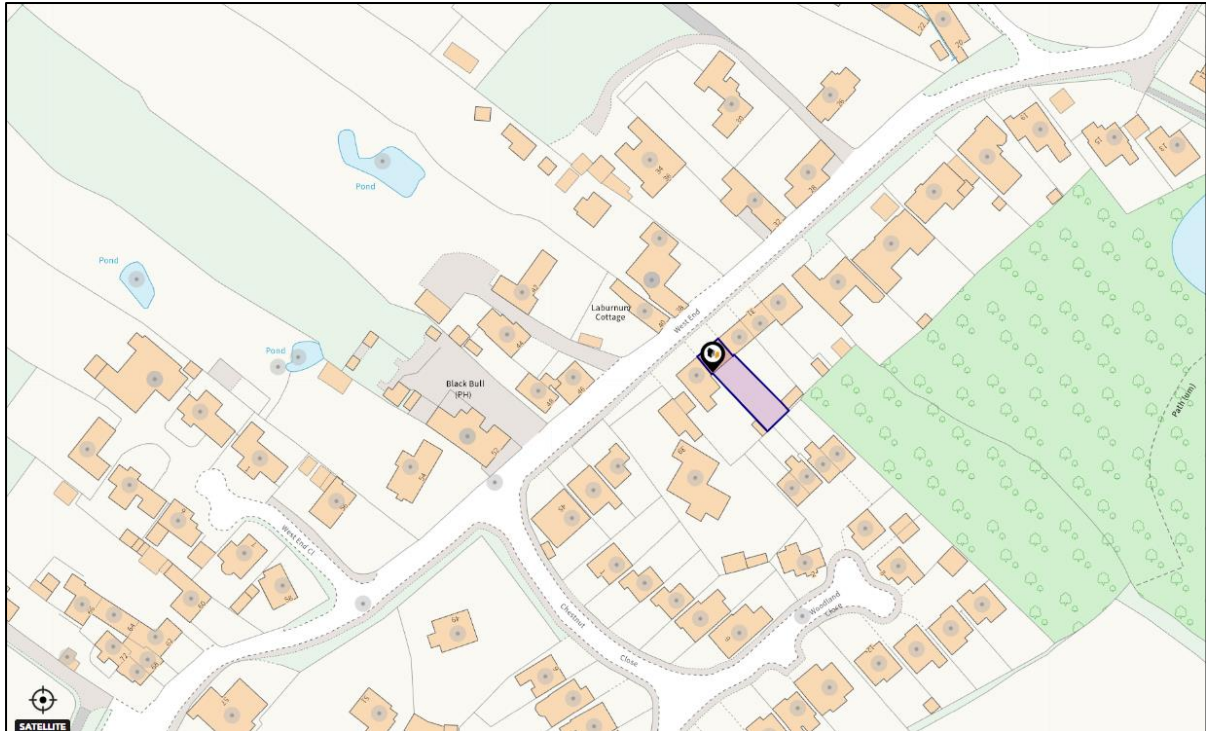
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Notes for Solicitors:

The property lies on an adopted road which originally had its course directly in front of the property. What appears to be the front garden is Highway's land and the front porch is sited on this, the front elevation being the boundary. There is agreement in place from highways on this however to the satisfaction of the current lender.

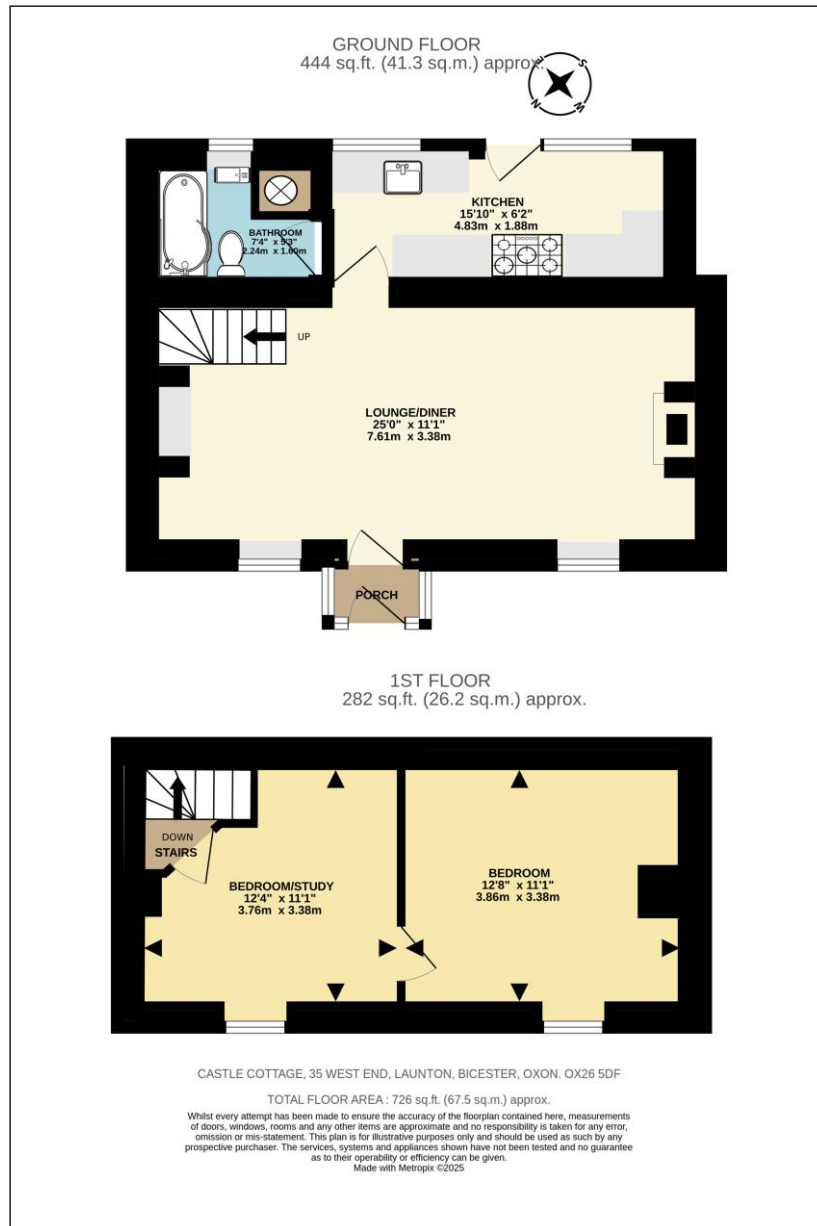
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