

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



**37 Reedmace Road, Bure Park
Bicester, Oxfordshire. OX26 3WN**

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INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922

37 Reedmace Road, Bure Park, Bicester, Oxon. OX26 3WN



**A Four Bedroom Detached House with Living & Dining Rooms,
Large Kitchen-Dining- Family Extension with Bi-Fold & French
Doors plus Centre Island and vaulted ceiling with skylights,
Double Garage and Driveway Parking for up to Four Cars**

FREEHOLD

£ 695,000

- ❖ Walking Distance of Town & Both Stations
- ❖ Canopy Open Porch
- ❖ Entrance Hall and Cloakroom
- ❖ Living Room and Separate Dining Room
- ❖ Kitchen-Family-Dining Room Extension
- ❖ Utility Room
- ❖ Landing, Four Bedrooms
- ❖ Family Bathroom and En-Suite
- ❖ Close to Local Amenities and Bure Park Nature Reserve

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of C (75).
Council Tax: Band E
Approx. £3,011 per annum.

Ground Floor:

CANOPY OPEN PORCH:

Outside courtesy light, outside ground level gas meter box, part-glazed replacement security front door to:

ENTRANCE HALL:

Plain plaster ceiling, coving, "Karndean" flooring, radiator, central heating thermostat, understairs cupboard, turning staircase.

CLOAKROOM: 5'10 x 2'9

Plain plaster ceiling, extractor fan, "Karndean" flooring, half tiled walls, chrome heated towel rail, dual flush close coupled WC, wash hand basin with cupboard under.

DINING ROOM: 11'9 x 9'3 widening to 11'3

Front aspect PVC window, plain plaster ceiling, coving, "Karndean" flooring, radiator, TV point.

LIVING ROOM: 19'0 x 11'4

Front aspect PVC window, plain plaster ceiling, coving, two radiators, Broadband hub, bi-fold door to:

KITCHEN-DINING-FAMILY ROOM: 29'8 overall

Kitchen Dining Area: 17'3 x 11'6

Rear aspect 3-pane bi-fold doors with windows to either side, three skylights, vaulted plain plaster ceiling, downlighting, "Karndean" flooring, vertical radiator, triple gang dimmer switch, space for table and 6-8 chairs. Range of tall base and eye level units, granite worktop, 450mm integrated bin, 900mm cutlery and pan drawers, 4-ring ceramic induction hob, tiled splashback, 600mm stainless steel extractor hood, 450mm base unit, 400mm tall unit with slide out larder, 600mm tall unit with stainless steel and glass integrated microwave and fan oven/grill, 600mm tall unit with 850mm/760mm fridge freezer.

Family Area: 12'5 x 7'5

Rear aspect PVC French doors, plain plaster ceiling, downlighting, "Karndean" flooring, radiator.

UTILITY ROOM: 7'9 x 7'8

Side aspect half glazed PVC door, plain plaster ceiling, extractor fan, downlighting, metal encased RCD/MCB electricity consumer unit, "Karndean" flooring, radiator. Range of base and eye level units, square edge laminate worksurface, tiled surrounds, space for tumble dryer, 900mm base unit with two 450mm doors, space for washing machine, "Ideal Logic+ Heat 24" boiler.

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First Floor:

LANDING: 13'3 x 6'1

Rear arched PVC window, plain plaster ceiling, access to loft space (*hard wired light & part-boarded*), radiator, airing cupboard.

BATHROOM: 6'10 x 5'6

Front aspect PVC window, plain plaster ceiling, extractor fan, ceramic tiled floor, radiator, panel enclosed bath with mixer tap and shower attachment, sliding head support, screen, pedestal wash hand basin, shavers socket, dual flush close coupled WC.

BEDROOM ONE: 10'4 plus wardrobe x 11'4 plus door recess

Porthole rear aspect window, PVC inward opening French doors with Juliet balcony, side aspect PVC window, vaulted plain plaster ceiling, three wall light points, built-in 7ft wardrobe.

EN-SUITE: 7'10 x 5'1

Side aspect PVC window, plain plaster ceiling, downlighting, ceramic tiled floor, fully tiled walls, chrome heated towel rail, 1100mm x 760mm shower enclosure with thermostatic shower, rain head, second hand-held head, sliding head support, pedestal wash hand basin, dual flush close coupled WC, mirrored cabinet enclosing shavers socket.

BEDROOM TWO: 10'0 x 11'9 including wardrobe

Rear aspect PVC window, plain plaster ceiling, built-in 5½ft wardrobe, radiator

BEDROOM THREE: 11'8 x 8'9 including wardrobe

Front aspect PVC window, plain plaster ceiling, built-in 5½ft wardrobe, radiator

BEDROOM FOUR: 8'11 x 11'0 including wardrobe

Front aspect PVC window, plain plaster ceiling, built-in 5½ft wardrobe, radiator

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Side access gate, outside tap, full width patio (*approx. 12ft deep*).

GARAGE: 17'11 x 16'5

Twin up-and-over doors, light and power, driveway parking for up to four cars.

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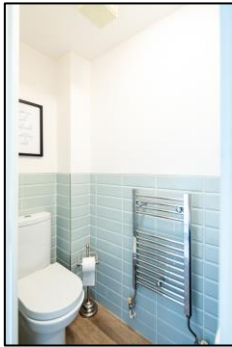
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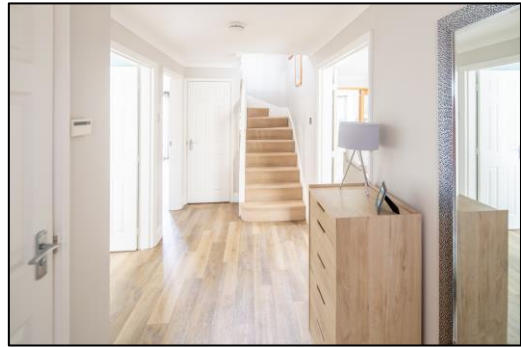
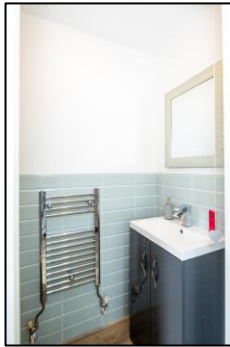
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Cloakroom



Entrance Hall



Living Room



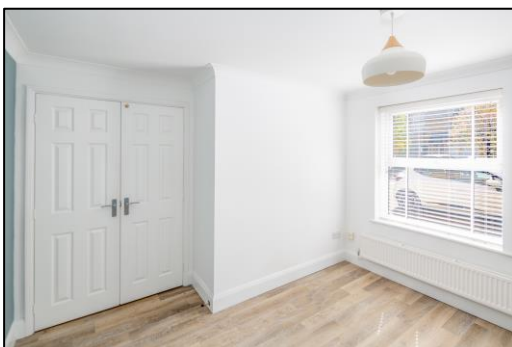
Living Room



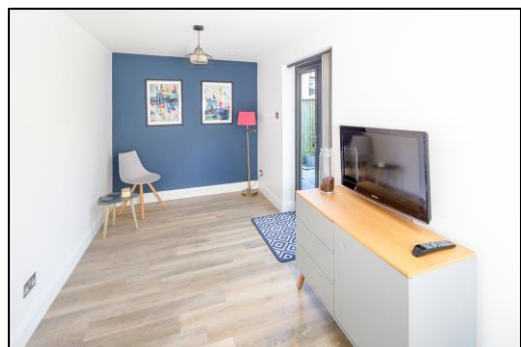
Living Room



Dining Room



Dining Room



Family Area of Kitchen-Dining-Family Room

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Kitchen-Dining-Family Room



Kitchen-Dining-Family Room

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Kitchen-Dining-Family Room



Family Area



Utility Room



Landing



Bathroom



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Bedroom One



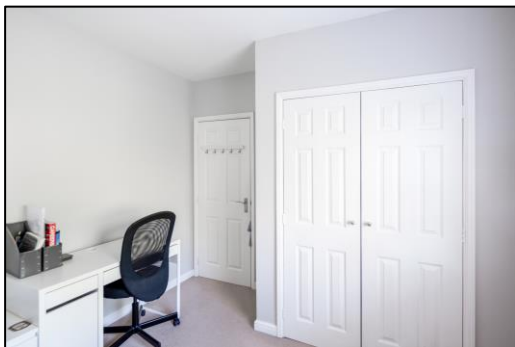
Bedroom One



Bedroom One



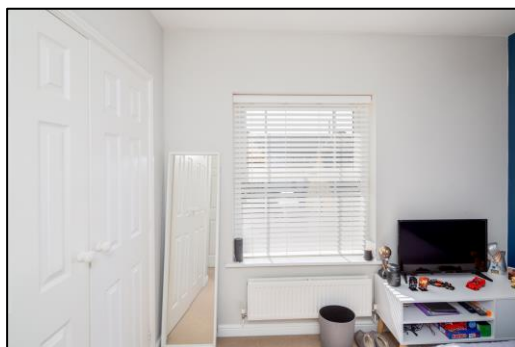
En-Suite to Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three

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Bedroom Four



Bedroom Four



Rear Elevation

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 75 C | 83 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

EPC



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Rear Garden



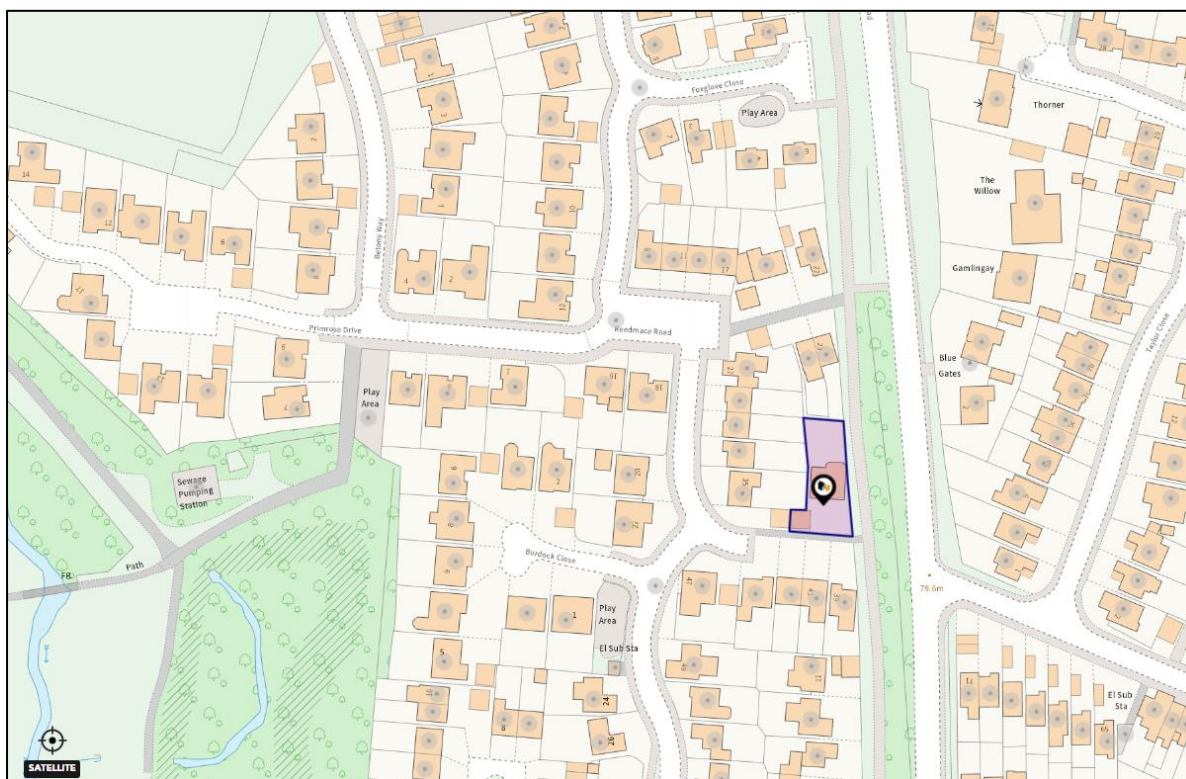
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Notes for Solicitors:

Demolition of existing conservatory and erection of a single storey rear extension:

[Planning application: 16/01482/F - Planning register | Planning register | Cherwell District Council](#)

Full plans approval for single storey rear extension:

[Building Control Application: 16/00975/DEXFP - Planning register | Planning register | Cherwell District Council](#)

Installation of cavity wall insulation:

[Building Control Application: CP/CIGA/00354/2012 - Planning register | Planning register | Cherwell District Council](#)

Install a gas fired boiler:

[Building Control Application: CP/GASAFE/01875/2015 - Planning register | Planning register | Cherwell District Council](#)

Install replacement windows in a dwelling Install replacement doors in a dwelling:

[Building Control Application: CP/FENSA/01764/2017 - Planning register | Planning register | Cherwell District Council](#)

Circuit alteration or addition in a special location Install one or more new circuits Install a replacement consumer unit:

[Building Control Application: CP/NICEIC/00407/2018 - Planning register | Planning register | Cherwell District Council](#)

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