

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



28 Turnpike Road, Caversfield, Oxfordshire. OX27 8UR

BARTON FLEMING

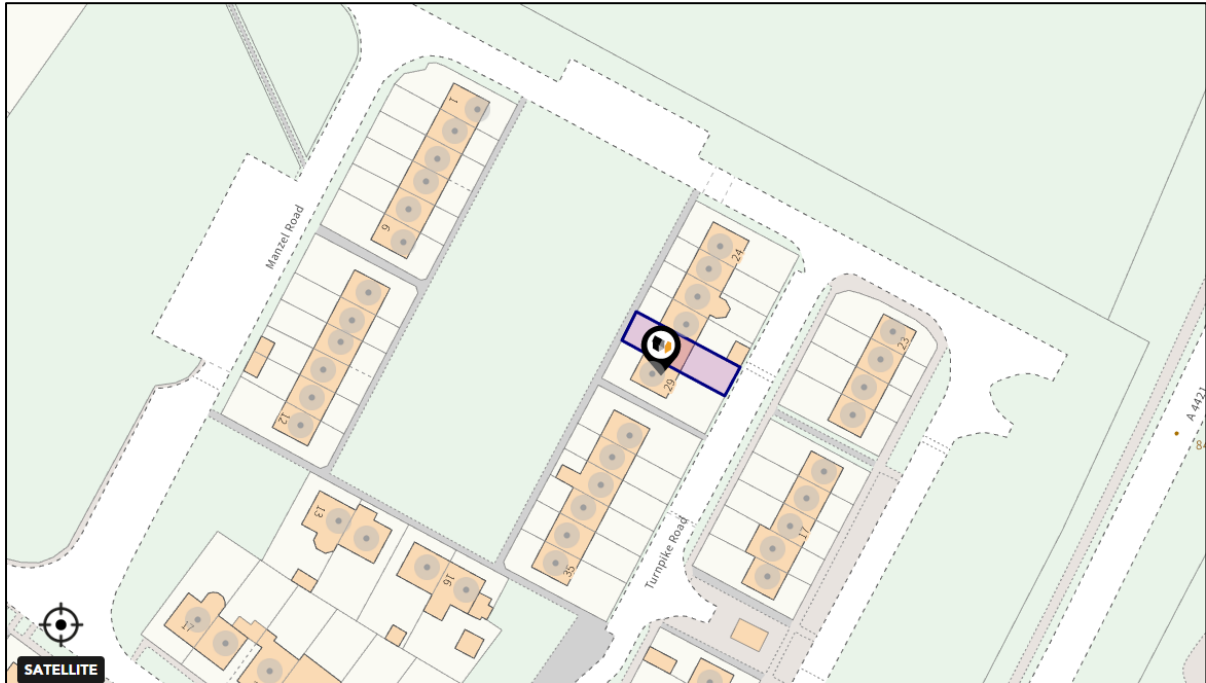
INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922

28 Turnpike Road, Caversfield, Oxfordshire. OX27 8UR



Overlooking a Communal Green, a Terraced House with Three Good-Sized Bedrooms, Kitchen Diner, Living Room with Multi-Fuel Burner, Second Floor Attic Room with Velux Skylights, Front and Rear Gardens and Private Estate Parking.

FREEHOLD (with estate management fees of £625 pa including the annual water bill)

£ 325,000

- ❖ Storm Porch, Entrance Hall
- ❖ Kitchen Diner
- ❖ Living Room with multi fuel burner and French doors
- ❖ Landing, Two first floor bedrooms each with wardrobes
- ❖ Re-fitted Shower Room
- ❖ Second Floor Attic Room with 'Velux' skylights
- ❖ Gas to Radiator Heating from a 'Worcester' boiler
- ❖ Replaced RCD MCB electric consumer unit (fuse box)
- ❖ Overhauled Roof with modern breathable membrane.
- ❖ Front & Rear Gardens
- ❖ Overlooking Communal Green, Private Estate Parking
- ❖ Windows and Doors Replaced November 2020

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

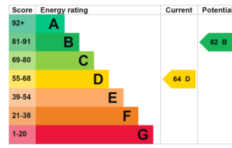
Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

Key Facts for Buyers:

EPC: Rating of D (64).
Council Tax: Band B
Approx. £1,916 per annum.



Ground Floor:

STORM PORCH:

Glazed PVC multi-locking point door to:-

ENTRANCE HALL:

Plain plaster ceiling, solid Oak flooring, radiator, digital thermostat, staircase.

LIVING ROOM: 13'3 X 11'8

Front aspect PVC French doors with windows to either side, coving, radiator, built-in cupboard and shelves, fireplace with multi-fuel stove, Oak flooring, vertical radiator.

KITCHEN-DINER: 16'5 X 9'2

Rear aspect half glazed wooden door, rear aspect PVC double glazed window, replaced (2019) RCD/MCB electricity consumer unit, wall mounted 'Worcester' boiler (replaced 2015), under stairs cupboard, space for table & chairs, ceramic tiled floor. Range of base and wall units, Oak worktops and tiled surrounds, 600mm base unit, space for washing machine, Earthenware enamel Belfast sink, 600mm integrated bins, 800mm corner base unit with 400mm door, 600mm cutlery and pan drawers, stainless steel and glass fan oven/grill, 4-ring induction hob, pull out extractor hood, 300mm base unit, 600mm base unit, integrated 1020mm fridge & 660mm freezer.

First Floor:

LANDING:

Plain plaster ceiling, Oak flooring.

RE-FITTED SHOWER ROOM: 6'0 X 5'7

Front aspect PVC double-glazed window, plain plaster ceiling, 'Travertine' wall tiles and polished marble floor tiles with under-floor heating (controls in bedroom two), extractor fan, chrome heated towel rail, 870mm x 870mm quadrant shaped shower enclosure with thermostatic shower with rain head plus second hand-held head, sliding head support, dual flush close coupled WC, round porcelain wash basin with cupboard under.

BEDROOM ONE: 11'5 X 8'3 plus wardrobes

Rear aspect PVC double-glazed window, plain plaster ceiling, wall-to-wall wardrobes, radiator, Oak flooring.

BEDROOM TWO: 9'1 X 7'8 plus wardrobes

Front aspect PVC double glazed window, plain plaster ceiling, wall-to-wall wardrobes, radiator, Oak flooring, underfloor heating control for the bathroom.

LOBBY:

Front aspect PVC double glazed 'arrow slit' window, Oak flooring, staircase to attic room.

Second Floor:

ATTIC BEDROOM: 14'10 x 9'3

Front and rear aspect 'Velux' skylights, plain plaster ceiling, four eaves storage access points, Oak flooring.

Outside:

FRONT GARDEN: Refer to photograph

REAR GARDEN: Refer to photographs

Security lighting, gate.

COMMUNAL GROUNDS: Refer to photographs

PRIVATE ESTATE COMMUNAL PARKING:

Parking is private to the estate and although numbered is not officially allocated nor guaranteed.

Estate Fees:

The estate being private is subject to fees, but this does include the water supply as well as the upkeep of the greens, roads and sewerage system. Fees are about £65 monthly (subject to management company verification through the solicitors). The detail of the 2025/2026 fees is displayed on Rightmove.

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk

E-mail: info@bartonfleming.co.uk

62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Garden



Door & Entrance Hall



Living Room



Living Room



Living Room



Kitchen Diner



Kitchen Diner



Kitchen Diner

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk

E-mail: info@bartonfleming.co.uk

62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Shower Room



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922



Garden facing communal green



Garden. (The gate leads to parking bays.)

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922

Notes for Solicitors:

Searches:

Typically, we will supply searches and expect to deliver a full set to you by about 10 days into the conveyancing process, including the 'onboarding' period, so by the time the draft contract pack comes in from the other side you should be able to start raising enquiries immediately after, ideally well before the end of week 3. We charge the buyer a little over £500 for these. If the lender queries the source, refer them to us. If you struggle with ID, we may be able to help as we carry out 'Smart Searches'.

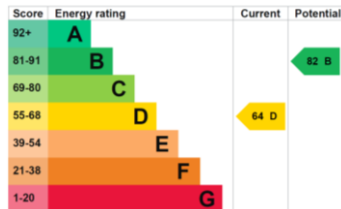
We expect you to operate on the basis of planning to be exchange ready in six weeks. The acceptance of the buyer's offer is conditional upon this. If you feel this is unrealistic kindly dis-instruct yourselves. If you are happy to proceed with a six week focus, please email us on info@bartonfleming.co.uk to confirm this. We appreciate that each case has a number of unknowns and that matters outside your control may have an impact on conveyance timing, though, especially in chains.

'Conveyancing Mills' are generally unacceptably slow. There is the odd exception to this, but you must have proven yourself to us in the past. If you recognise yourself as working for a 'conveyancing mill', kindly dis-instruct yourself immediately. If you are and do not, we will recommend to seller to pull contracts. Similarly, if you work for a company that operates a post scanning room that takes more than a day to get the incoming post to the right case handler, this is also unacceptable. This is simply a dysfunction of scale. We are not interested in hearing excuses about this. 'Umbrella networks' such as Taylor-Rose, Amity, Elite & Setford's with solicitors working from home are fine. Solicitors who are not permitted to sign off their own work are fine so long as the waiting times for executive sign off aren't ridiculously slow. By that we mean more than a couple of days.

We do not dictate to our buyers to use our preferred solicitors; however, we expect whoever is chosen by the buyer to operate the basics of being sensibly reactive and functional. We do not sit comfortably with the idea of solicitors being referred with referral fees as a motivator, as by lowering income levels of solicitors this restricts their funding to provide the highest levels of customer service. We only refer solicitors ourselves on merit. If you demonstrate stand out performance, we may add you to our 'preferred list'. We are not particularly interested in where you operate from, but how you operate. A number of work-from-home solicitors are already on this list, for example.

Bicester typically has radon levels of 1% to 3%, and on the vast majority of cases for local solicitors is a non-issue. Feel free to ask any of them independently. There are no mines locally either and being 85 miles North of the Solent please do not make enquiries about sea defenses as has been done in the past. We do expect you to understand what a map is and how to read it. Apparently, this is a skill set to difficult for some of the conveyancing mills staff along with being able to add up to 31 or use a calendar. Alexander Graham Bell patented the telephone in 1876. We expect he did not imagine it would take 20 minutes to be taken off hold music, though. Automated picking up of a call and placing it on endless loop hold music does not constitute answering it! However, if you function better by e-mail in the first instance, do let us know. So long as it works, that's fine.

Please do not hesitate to ask for our help where required. We often work late, sometimes until 9pm or even 10pm currently so if you are a work from home solicitor juggling work and home life, it's always worth trying a call or e-mail outside normal working hours. We're more reactive on the phone, rather than e-mail, in the late evening.



Link to the EPC: <https://find-energy-certificate.service.gov.uk/energy-certificate/2478-9077-7251-3395-2980>

Estate Management:

The property lies on an Ex-RAF development which has long since been repurposed into private dwellings. The estate is managed by Caversfield Management Company Limited contactable by writing or e-mailing the secretary Mick Green at cmssecretary1@gmail.com. The correspondence address is 16 Manzel Road, Caversfield, OX27 8US. **The 2025/26 estate management fees are £625.00 pa. This does include the water account, though, which is calculated against the number of bedrooms.**

Building Control:

The property has a replaced boiler installed in 2015. The building regulation compliance certificate for this is loaded onto Rightmove.co.uk. The fastest way to find the listing is using the postcode as a substitute for the search town and tick the SSTC box in the filter options. Look under additional brochure material. The property also has a wood burner in the living room. The HETAS certificate is loaded onto Rightmove.co.uk as well. The fusebox has also been replaced and electrical compliance certificate and part P certificate are also on Rightmove too.

Loft Conversion:

Link to Loft Conversion planning permission and building control for the boiler, electrics, & Hetas:
<https://planningregister.cherwell.gov.uk/Search/UPRNAApplicationSearch>
Use OX27 8UR and No. 28.

FYI: The roof has been overhauled recently replacing the old bitumen felt with a modern breathable membrane. The slates have been re-used. The vendor can supply supporting documentation for this.

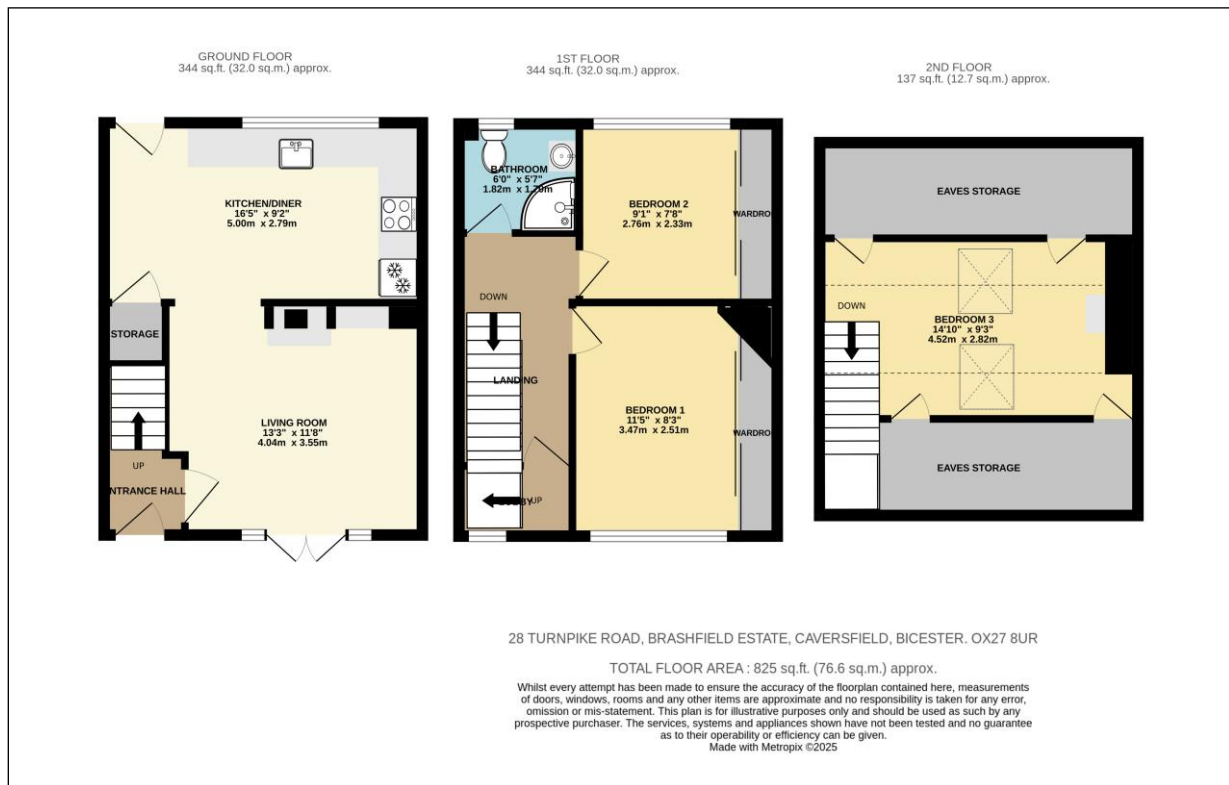
BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922



These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make or give and neither Barton Fleming nor any person in their employment, has authority to make or give any representation or warranty whatsoever in relation to this property. Land Registry Plans are provided as guidance only and while LRP documents are generated from what is registered at the point at which the plans are downloaded for use in these particulars, they are not guaranteed to represent the property title at any given moment. Buyers should satisfy themselves through their solicitor as to the accuracy of the land registration at any given moment.