

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**51 Redcar Road, Kingsmere,
Bicester, Oxfordshire
OX26 1BQ**

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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

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Priced to sell and Set at the head of a cul-de-sac, bordering conservation areas to the front and side, yet tucked away behind a high hedgerow and with a private South-West facing rear garden. A spacious four double bedroom, three bathroom, detached with a 24Ft kitchen breakfast-cum-family room plus living room, dining room and study area.

FREEHOLD

£ 650,000

- ❖ Reception Hallway
- ❖ 21Ft Living Room, Formal Dining Room & Study
- ❖ 24Ft Kitchen Breakfast-cum-Family Room, Utility Room
- ❖ Galleried Landing with Study Area
- ❖ Main Bathroom
- ❖ Two En-Suite Shower Rooms both with 1200mm showers
- ❖ Master Bedroom Suite with Dressing Area
- ❖ Three Further Double Bedrooms
- ❖ Garage & Driveway Parking

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of B (84).
Council Tax: Band G
Approx. £3,918 per annum.

Ground Floor:

PITCHED OPEN PORCH:

Ground level outside gas meter box, outside electricity meter box, part glazed security front door to:

RECEPTION HALL:

Plain plaster ceiling, radiator, understairs cupboard, central heating thermostat, "Amtico" flooring, staircase.

CLOAKROOM: 5'7 x 3'5

Plain plaster ceiling, extractor fan, RCD/MCB electricity consumer unit, ceramic tiled floor, radiator, dual flush close coupled WC, pedestal wash hand basin.

LIVING ROOM: 21'0 x 12'8

Front aspect PVC window, rear aspect PVC French doors, plain plaster ceiling, TV point. BT master socket, two radiators.

STUDY: 12'6 x 10'8

Front and side aspect PVC windows, plain plaster ceiling, radiator.

DINING ROOM: 9'8 x 9'2

Rear aspect PVC window, plain plaster ceiling, radiator.

KITCHEN BREAKFAST ROOM: 24'0 x 13'10

Side aspect PVC French doors, rear aspect PVC window, side aspect PVC window, plain plaster ceiling, downlighting, "Amtico" flooring, two radiators, space for sofa and TV or 6-seater dining table. Range of tall base and eye level units, roll edge laminate worksurface, laminate upstands, double cavity fan oven/oven grill, 600mm base unit, 600mm cutlery and pan drawers, stainless steel 4-ring gas hob, ceramic splashback, stainless steel extractor, 600mm base unit, 600mm base unit, integrated "Miele" dishwasher, 1000mm and 500mm doors, three 600mm base units, space for upright fridge freezer.

UTILITY ROOM: 6'0 x 5'7

Rear aspect half glazed security door, side aspect PVC window, plain plaster ceiling, radiator, worksurface, space for tumble dryer, space for washing machine, wall mounted "Ideal Logic combi ESPi 35" boiler.

First Floor:

GALLERIED LANDING:

Front aspect PVC window, plain plaster ceiling, airing cupboard, access to loft space, study area.

BATHROOM: 9'11 x 6'6

Rear aspect PVC window, plain plaster ceiling, downlighting, extractor fan, chrome heated towel rail, ceramic tiled floor, 1170mm x 780mm shower enclosure with "Mira Vie" shower and sliding head support, pedestal wash hand basin, dual flush close coupled WC, panel enclosed bath with mixer tap, tiled surrounds.

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BEDROOM ONE SUITE:

Dressing Area:

Plain plaster ceiling, space for dressing table.

En-Suite: 9'0 x 7'10

Side aspect PVC window, plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, chrome heated towel rail, 1170mm x 780mm shower enclosure, panel enclosed bath with mixer tap, tiled surrounds, dual flush close coupled WC, pedestal wash hand basin.

Bedroom: 14'9 x 13'10

Two side aspect PVC windows, plain plaster ceiling, radiator.

BEDROOM TWO: 12'4 x 10'10

Front aspect PVC window, plain plaster ceiling, radiator.

EN-SUITE TO BEDROOM TWO: 7'1 x 4'0

Plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, half tiled walls, 1170mm x 780mm shower enclosure with "Mira Vie" shower, sliding head support, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM THREE: 13'10 x 10'9

Front and side aspect PVC windows, plain plaster ceiling, radiator.

BEDROOM FOUR: 12'4 x 9'10

Rear aspect PVC windows, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: refer to photograph Gate.

REAR GARDEN: refer to photographs 225° South West.

GARAGE:

Up and over door, light and power, eaves storage, electric vehicle charging point. Driveway parking for three cars (two in tandem).



Front Garden

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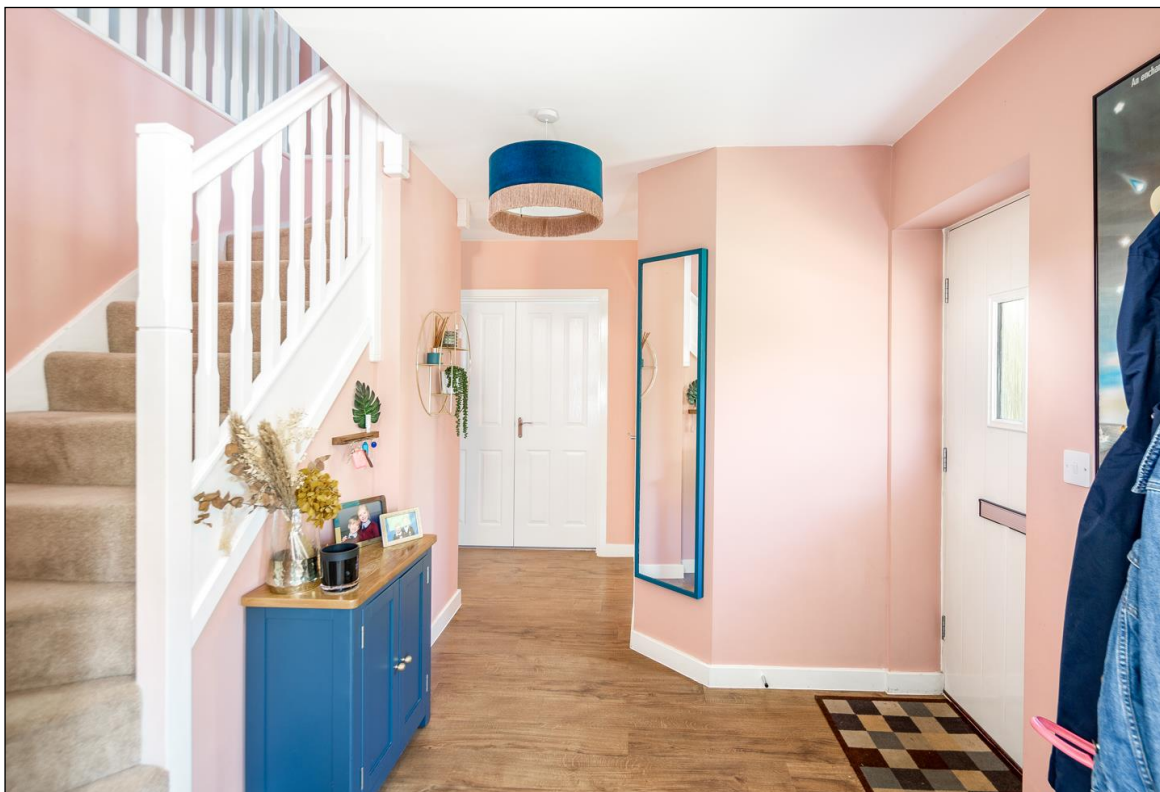
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Reception Hallway



Kitchen Breakfast-cum-Family Room

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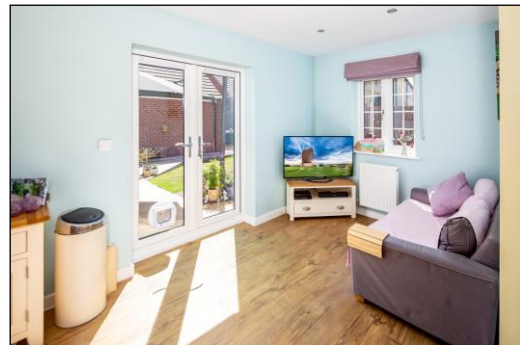
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Kitchen Breakfast-cum-Family Room



Kitchen Breakfast – cum – Family Room



Kitchen Breakfast – cum – Family Room



Utility Room



Dining Room

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Living Room



Living Room



Study



Main Bathroom



Spacious Galleried Landing with Study Area

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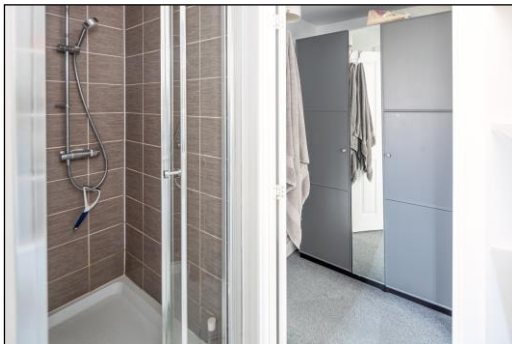
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Bedroom One



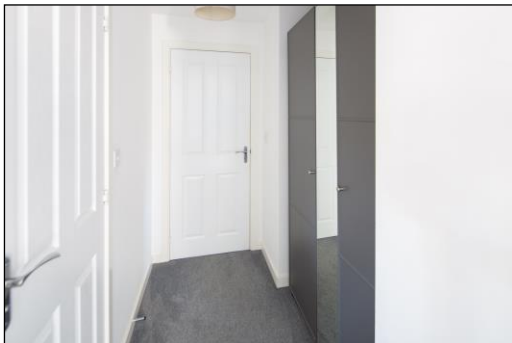
Bedroom One



En-Suite with 1200mm shower



En-Suite



Dressing Area



En-Suite for Bedroom Two



Bedroom Two



Bedroom Two

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Bedroom Three



Bedroom Three



Bedroom Four



Bedroom Four



Rear Elevation & Garden

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Front Garden



Rear Garden



Rear Garden/Patio



Rear Garden/Patio

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

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Important Notes for Solicitors & Buyers:

Buyers and sellers alike, please make sure your solicitors are aware of the information on this page. You may have to remind them about it as most agents don't go to trouble of providing it. The information will speed up the conveyancing process if they use the links here to satisfy planning and building control matters.

Buyers: Please do not be alarmed by 'Code 3' or 'Red Flag' issues on the survey report to do with gas boilers and electrics. This is perfectly normal and raised through enquiries by solicitors as standard.

Planning Applications for Housing Estate

[Planning application: 06/00967/OUT - Planning register | Planning register | Cherwell District Council](#)

[Planning application: 06/02225/OUT - Planning register | Planning register | Cherwell District Council](#)

[Planning application: 13/00433/OUT - Planning register | Planning register | Cherwell District Council](#)

[Planning application: 14/00221/REM - Planning register | Planning register | Cherwell District Council](#)

[Planning application: 16/00068/NMA - Planning register | Planning register | Cherwell District Council](#)

[Planning application: 16/00069/NMA - Planning register | Planning register | Cherwell District Council](#)

Discharge of Conditions

[Planning application: 18/00006/DISC - Planning register | Planning register | Cherwell District Council](#)

[Planning application: 18/00055/DISC - Planning register | Planning register | Cherwell District Council](#)

[Planning application: 17/00471/DISC - Planning register | Planning register | Cherwell District Council](#)

[Planning application: 17/00020/DISC - Planning register | Planning register | Cherwell District Council](#)

[Planning application: 18/00013/DISC - Planning register | Planning register | Cherwell District Council](#)

[Planning application: 17/00545/DISC - Planning register | Planning register | Cherwell District Council](#)

[Planning application: 19/00031/NMA - Planning register | Planning register | Cherwell District Council](#)

Gas Fired Boiler Installation

[Building Control Application: CP/GASAFE/02432/2017 - Planning register | Planning register | Cherwell District Council](#)

Electric Vehicle Charging Point

[Building Control Application: 22/12682/CP - Planning register | Planning register | Cherwell District Council](#)

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GROUND FLOOR
1171 sq.ft. (108.8 sq.m.) approx.

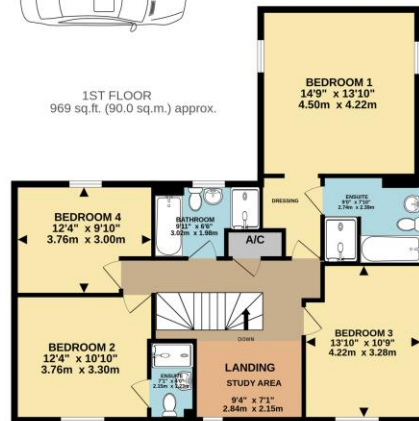
51 REDCAR ROAD, KINGSMERE, BICESTER.OX26 1BQ

TOTAL FLOOR AREA : 2140 sq.ft. (198.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
969 sq.ft. (90.0 sq.m.) approx.



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 when 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.