

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**4 Hawksmead, Bicester, Oxfordshire. OX26 6ST**

# BARTON FLEMING

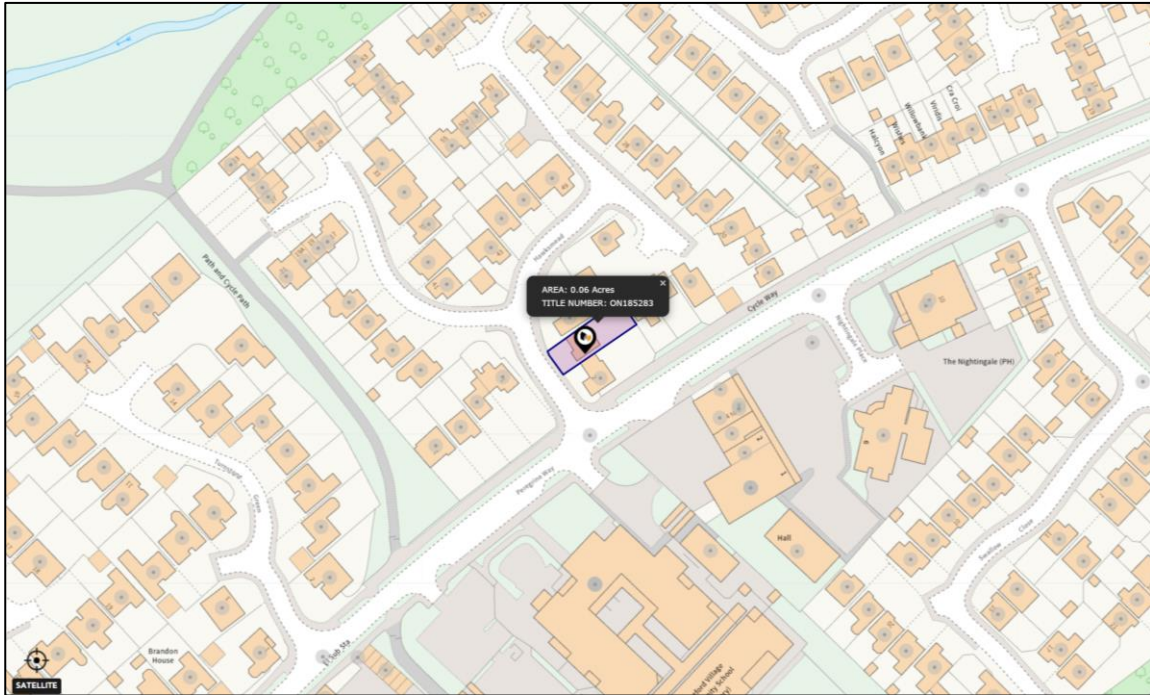
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### 4 Hawksmead, Bicester, Oxfordshire. OX26 6ST



**Four Bedroom Detached in a cul-de-sac central to the estate.  
Driveway for two cars side-by-side on the front  
Garage part converted to a utility room.**

**FREEHOLD (without fees)**

**£ 495,000**

- ❖ Sought After Estate
- ❖ Open Porch, Entrance Hall
- ❖ Living Room with Bay
- ❖ Dining Room with French Doors
- ❖ Kitchen
- ❖ Lobby & Cloakroom
- ❖ Part Conversion of Garage to Utility Room
- ❖ Landing, Four Bedrooms
- ❖ Main Bathroom & En-Suite Shower Room
- ❖ Gas to Radiator Heating served by boiler replaced 2018
- ❖ Driveway Parking for 2 cars side-by-side

VIEWING  
APPOINTMENT:

DAY:

TIME:

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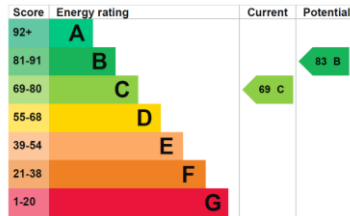
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### Key Facts for Buyers:

**EPC:** Rating of C (69).



**Council Tax:** Band E  
Approx. £3,064.44 per annum.

### Ground Floor:

#### **OPEN PORCH:**

Outside courtesy light, part leaded-light glazed PVC door to:-

#### **ENTRANCE HALL:**

Radiator, staircase.

#### **LIVING ROOM: 13'11 plus bay x 10'11.**

Front aspect PVC bay window, 'S' profile coving, two radiators, BT master socket, TV & satellite leads, Pine fireplace with marble hearth & electric fire.

#### **DINING ROOM: 8'11 x 8'9.**

Rear aspect PVC French doors to the garden, coving, radiator.

#### **KITCHEN: 10'11 x 8'11.**

Rear aspect PVC window, extractor fan, sheet vinyl flooring, radiator, wall mounted 'Baxi' boiler (*installed 2018*). Range of base and wall units with roll-edge laminate worktops and tiled surrounds, space for under counter fridge & freezer (*or shorten the worktop and lose a wall unit to create space for tall fridge/freezer*), 500mm cutlery & pan drawers, 160mm tray space, 500mm under sink base unit, stainless steel sink, space for dishwasher, 600mm corner base unit with 300mm door, 200mm tray space, gas 4-ring ceramic hob, extractor hood over, double cavity ceramic finish fan oven—oven-grill, 400mm base unit.

#### **LOBBY:**

Half glazed PVC side door to the side pathway, sheet vinyl flooring.

**CLOAKROOM: 5'6 x 3'9.** Rear aspect PVC window, sheet vinyl flooring, radiator, close coupled WC, pedestal wash hand basin.

#### **UTILITY ROOM: 8'10 x 5'0.**

*(converted from the garage)*

Plaster ceiling, space for washing machine & tumble dryer over, laminate flooring.

### Upstairs:

#### **LANDING: 10'0 x 5'7.**

Loft hatch, airing cupboard, radiator.

#### **BATHROOM: 6'9 x 6'5.**

Rear aspect PVC window, extractor fan, ceramic tiled floor, chrome heated towel rail, panel enclosed bath with mixer tap and thermostatic shower over, sliding head support, screen, dual flush close coupled WC, fitted furniture with cupboards & drawers inset wash hand basin.

#### **BEDROOM ONE: 11'0 extending to 13'7 x 11'3 narrowing to 8'4.**

Front aspect PVC window, 'S' profile coving, radiator.

#### **EN-SUITE: 5'10 x 5'4.**

Front aspect PVC window, extractor fan, ceramic tiled floor, chrome heated towel rail, 880mm x 880mm quadrant shaped shower enclosure with thermostatic shower and sliding head support, pedestal wash hand basin, dual flush close coupled WC.

#### **BEDROOM TWO: 17'0 x 9'3.**

Front aspect PVC dormer window, radiator, TV point.

#### **BEDROOM THREE: 9'6 x 7'10.**

Rear aspect PVC window, radiator.

#### **BEDROOM FOUR: 10'1 narrowing to 6'5 x 8'10 narrowing to 5'8.**

Rear aspect PVC window, radiator.

### Outside:

**FRONT GARDEN:** Refer to photograph

**REMAINDER OF GARAGE: 12'6 x 9'1.**

Up-and-over door, light & power, door to utility.

**REAR GARDEN:** Refer to photographs

Side gate.



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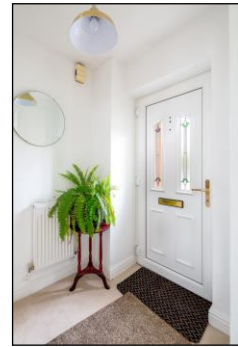
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Front



Hall



Living Room



Living Room



Living Room



Dining Room



Kitchen



Kitchen

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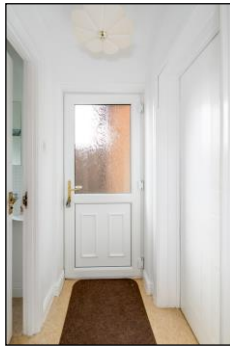
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Cloakroom & Lobby



Utility Room (converted from the garage)



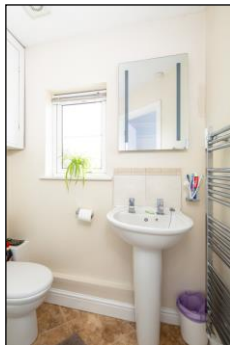
Main Bathroom



Bedroom One



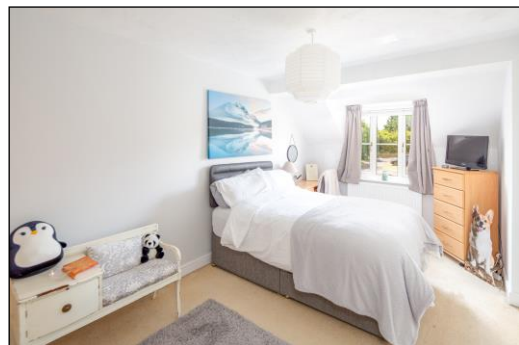
En-Suite to Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



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Bedroom Three



Bedroom Four



Rear Elevation



Bedroom Four



Rear Garden

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## **Notes for Solicitors:**

The property is about 33 years old, FREEHOLD without estate 'rents' or management fees. The road is adopted, and the vehicular access is directly off the highway. The title number is ON185283. The property lies within its original footprint and it's lay-out is unaltered save the part conversion of the inner part of the garage to utility space.

The boiler was replaced in 2018, cavity wall insulation done in 2009, 11 windows and 3 doors replaced in 2008, and a wiring alteration made in the kitchen/special area in 2010. All of which can be viewed on the Building Control page of Cherwell district Council's Website at the search page:

<https://planningregister.cherwell.gov.uk/Search/UPRNAApplicationSearch>  
using OX26 6ST and Number 4 to find the right entries.

The seller's intend to have the boiler serviced at their expense before exchange of contracts. Radon is expected to be between 1% and 3% and no test has been done nor will be provided. Most local solicitors consider Radon a non-issue. There are no mines locally. The property lies about 70 miles inland.

We hold a copy of the Council Tax Demand for 2025/26 on file, showing a charge of £3064.44, band E.

**The Material Information** shows no use of Help to Buy or Shared Ownership and it is not in a Conservation Area. Broadband speed was tested at the point of listing and measured on [www.speedtest.net](http://www.speedtest.net) at 67.81 mbps. There is no spray foam in the loft and there are no flat roofs or thatch. The property has not been flooded in the past 5 years, and no planning is outstanding or refused.

## **Conveyancing Speed Expectations:**

We expect you to have received the draft contract pack before the end of week 2. If you have not received it, please call us. We supply the LR title in our memo-of-sale pack & the map on page 2 confirms the plot. We expect you to submit searches by the end of week 2 and if the expected return date is later than two weeks for you to expedite them. If this service is not available to you due to a restrictive company policy or due to your provider, please ask us to order them and supply them to you. We have never had a lender refuse them. We expect you to be raising enquiries in weeks 3 and 4. We expect post to be received by the case handler within 1 day. While we fully accept that the responsiveness of the other side, land registry and other 3<sup>rd</sup> parties is outside your control we do expect you to target being exchange ready in 6-8 weeks. We expect selling solicitors to provide full planning material including a coloured plan and by that we mean a specifically focused logical set of documents, not a set of hyperlinks to documents that may or may not be relevant. Selling solicitors - to save time, if a coloured plan is not included in the draft contract pack please order one from Land Registry before waiting to be asked for it.

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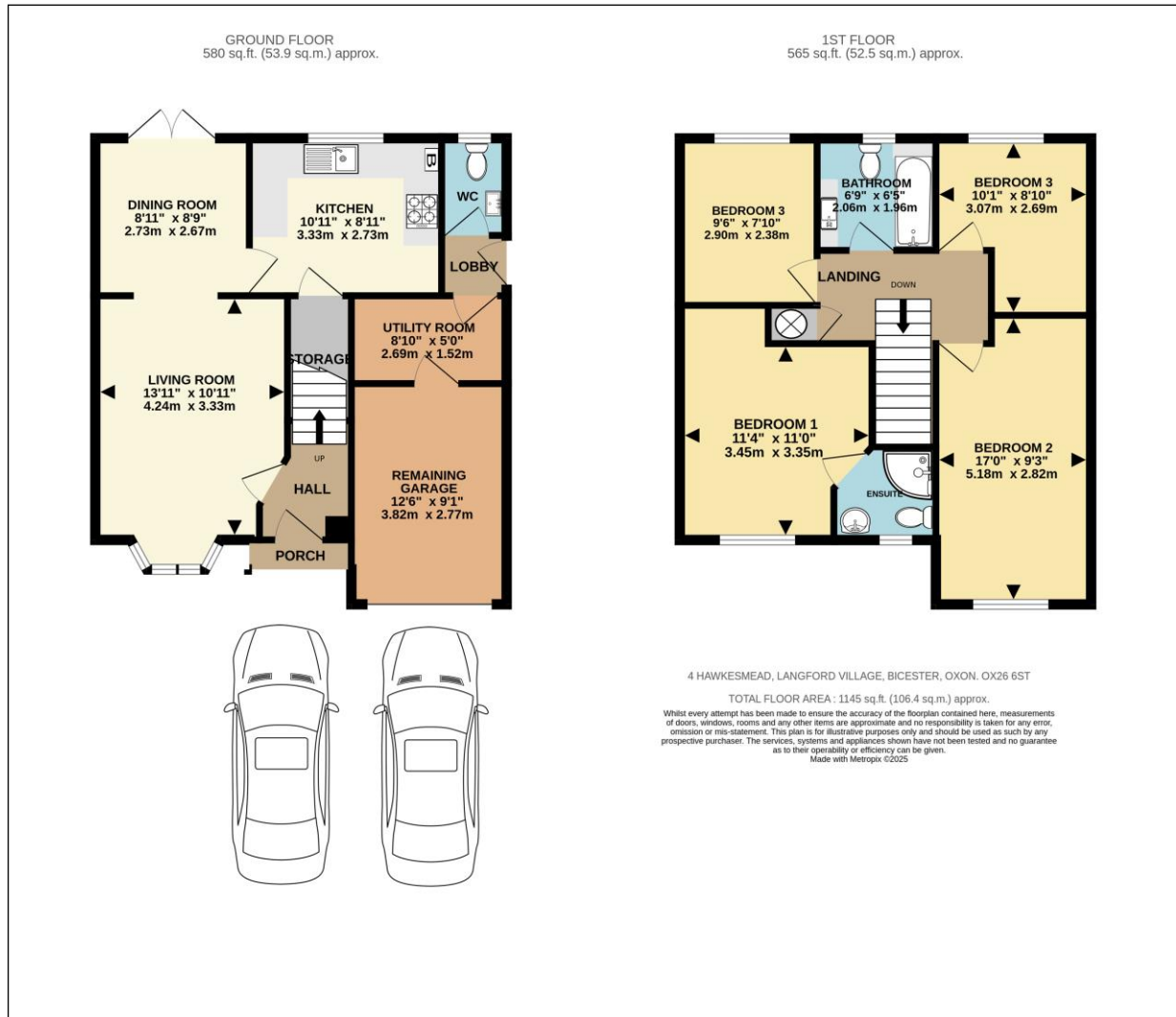
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These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or 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.