

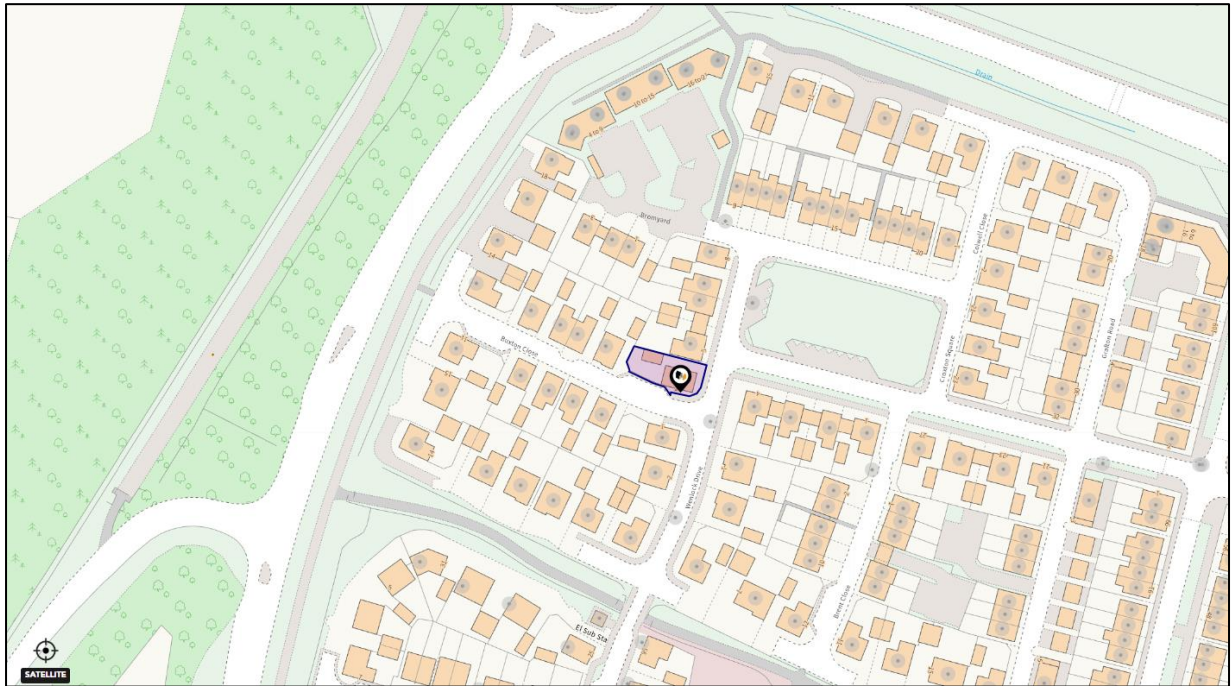
BARTON FLEMING

INDEPENDENT ESTATE AGENTS



2 Buxton Close, Bicester, Oxfordshire. OX26 1FG

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Set over Three Floors, A Double Fronted Four Bedroom & Box Room Detached House with Living Room, Kitchen Diner, Utility Room, Good Sized Bathroom and En-Suite to First Floor, Two Double Bedrooms and Shower Room to Second Floor, West Facing Garden, Garage and Driveway Parking

FREEHOLD

Offers Over: £ 550,000

- ❖ **Cala Built in 2022**
- ❖ **Storm Portch, Entrance Hall and Cloakroom**
- ❖ **Living Room with Bay Window**
- ❖ **Kitchen Diner with French doors to the garden**
- ❖ **Utility Room**
- ❖ **First Floor with Two Bedrooms, And a Box Room/Study**
- ❖ **Spacious En-Suite with bath & large shower, Main Bathroom**
- ❖ **Second Floor with Two Double Bedrooms and a Shower Room**
- ❖ **West Facing Rear Garden**
- ❖ **Garage and Driveway Parking for 2-3 Cars depending on size.**
- ❖ **Two Communal Parking Bays immediately to the side of the garden.**

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Key Facts for Buyers:

EPC: Rating of B (85).

Council Tax: Band F, Approx. £3,600.33 per annum.

Ground Floor:

STORM PORCH:

Outside courtesy light, part-glazed security front door to:

ENTRANCE HALL:

Plain plaster ceiling, radiator, understairs cupboard, luxury strip vinyl tile flooring, turning staircase.

CLOAKROOM:

Plain plaster ceiling, downlighting, chrome heated towel rail, luxury strip vinyl flooring, concealed cistern dual flush WC, wall mounted wash hand basin.

LIVING ROOM: 18'9 x 10'3 + bay.

Side aspect PVC bay window, front aspect PVC window, plain plaster ceiling, two radiators, 'Hive' central heating thermostat, multi-media point.

KITCHEN DINER: 18'9 x 12'3.

Side aspect PVC French doors, front aspect PVC window, plain plaster ceiling, downlighting, luxury strip vinyl flooring, radiator. Range of tall base and eye level units, Marble worktop, double cavity fan oven-grill in tall 600mm unit, 600mm base unit, 800mm corner base unit with 300mm door, 900mm under-sink base unit with two 450mm doors, 1½ bowl undermounted stainless steel sink, integrated dishwasher, 1200mm corner base unit with 600mm door, 400mm base unit, 900mm cutlery and pan drawers, 5-ring stainless steel gas hob, Marble splashback, 760mm stainless steel extractor hood, 600mm base unit, 600mm and 500mm tall units enclosing integrated fridge/freezer (1040mm fridge/560mm freezer).

UTILITY ROOM: 8'2 x 4'5.

Plain plaster ceiling, downlighting, extractor fan, radiator, luxury strip vinyl flooring, stainless steel sink, space for washing machine, "Ideal Logic System 24" boiler, 600mm base unit, laminate worksurface and upstands.

First Floor:

LANDING:

Plain plaster ceiling, radiator, access to loft space, staircase to second floor.

BATHROOM: 8'9 x 6'2.

Front aspect PVC window, plain plaster ceiling, extractor fan, downlighting, luxury vinyl flooring, chrome heated towel rail, panel enclosed bath with mixer tap shower attachment, sliding head support, screen, wash hand basin with cupboard under, shaver socket, concealed cistern dual flush WC.

BEDROOM ONE: 12'3 x 10'3.

Side aspect PVC window, plain plaster ceiling, radiator, walk-in-wardrobe, 'Hive' central heating thermostat.

EN-SUITE: 10'3 x 6'2

Front aspect window, plain plaster ceiling, extractor fan, downlighting, laid vinyl flooring, chrome heated towel rail, 1380mm x 800mm shower enclosure, thermostatic shower, sliding head support, concealed cistern dual flush WC, wall hung wash hand basin and cupboard under, shaver socket, panel enclosed bath with mixer tap shower attachment, tiled surrounds.

BEDROOM FOUR: 8'8 x 8'7.

Side aspect PVC window, plain plaster ceiling, radiator.

BOX ROOM / STUDY/ BEDROOM FIVE: 8'4 x 6'2.

Front aspect PVC window, plain plaster ceiling, radiator.

Second Floor:

LANDING:

Plain plaster ceiling, radiator.

SHOWER ROOM: 8'3 x 3'7.

Plain plaster ceiling, extractor fan, 800mm 800mm shower enclosure, thermostatic shower, sliding head support, concealed cistern dual flush WC, wall hung wash hand basin, shaver socket, chrome heated towel rail.

BEDROOM THREE: 14'1 + dormer recess x 10'4 plus eaves storage.

Side aspect PVC window, front aspect dormer window, plain plaster ceiling, two radiators, eaves storage cupboard.

BEDROOM FOUR:

Front aspect dormer window, plain plaster ceiling, access to loft space, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Westerly facing (afternoon & evening sun), side gate to the driveway.

GARAGE: 19'8 x 10'2.

Up and over door, light and power, side door to garden, driveway parking (approx. 48ft long).

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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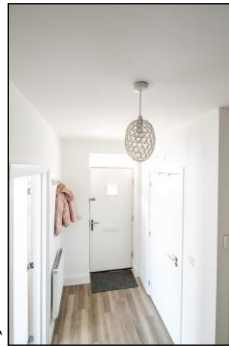
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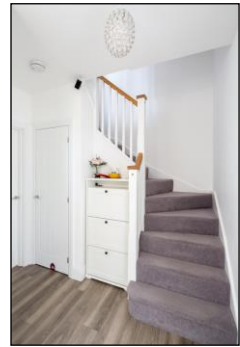
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Front



Hall



Cloakroom



Living Room



Living Room



Living Room



Utility Room



Kitchen Diner

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Kitchen Diner



Kitchen Diner



Kitchen Diner



Kitchen Diner



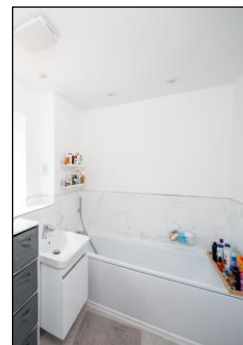
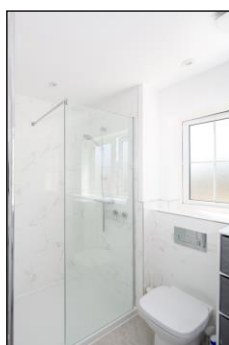
First Floor – Bedroom One



First Floor – Bedroom One



First Floor – Bedroom One



En-Suite with bath & shower

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1st Floor – Main Bathroom



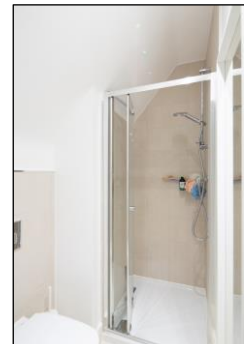
First Floor – Bedroom Four



1st Floor – Box Room/Study



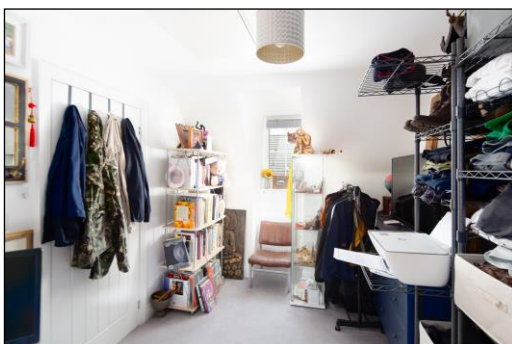
2nd Floor – Shower Room



2nd Floor – Bedroom Three



2nd Floor – Bedroom Three



2nd Floor – Bedroom Three



2nd Floor – Bedroom Three

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French door out to the garden
(from the kitchen diner)



Side Elevation & Garage



Rear Garden



Rear Garden



Garage and 2-3 car driveway

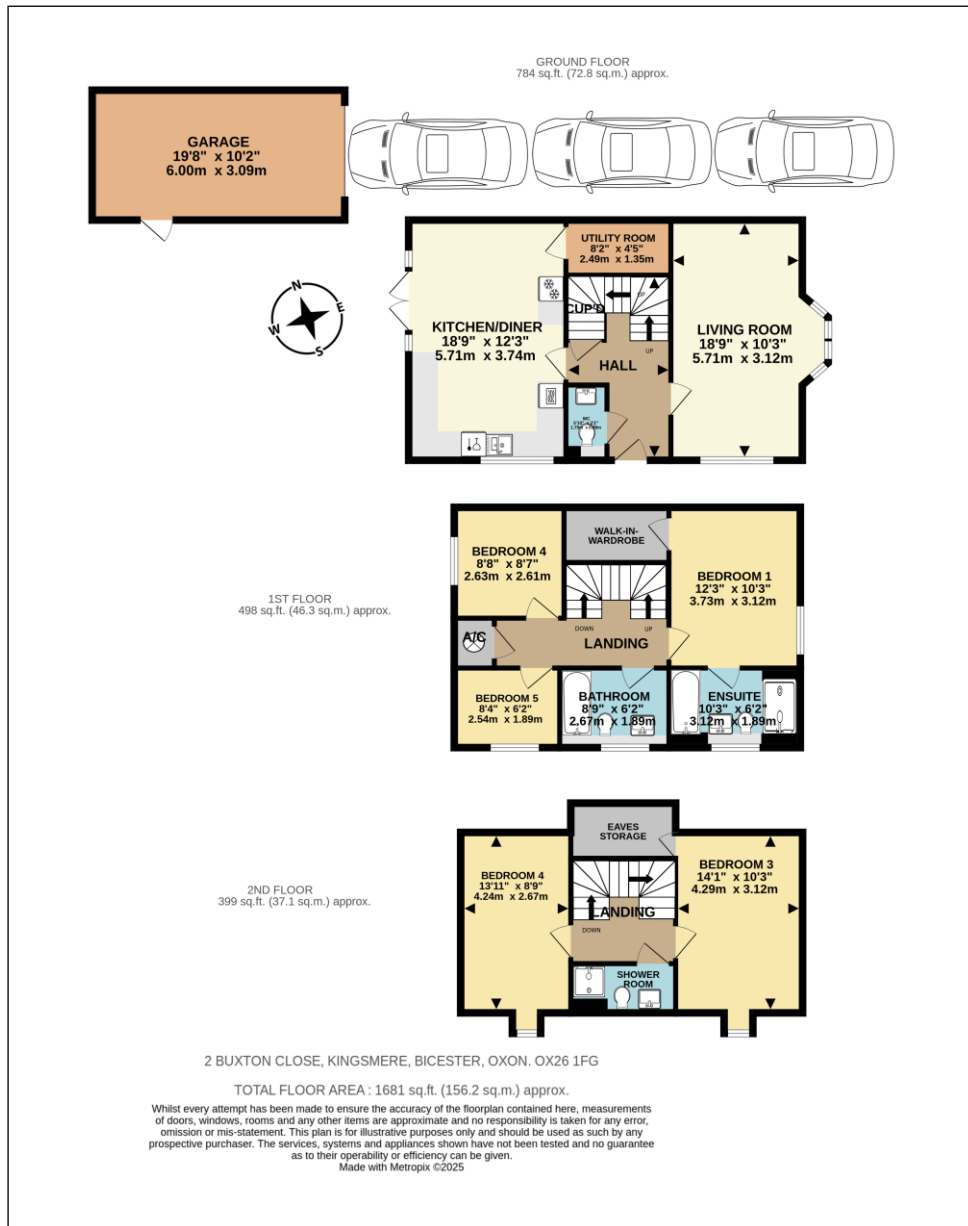
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