

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**5 Kempton Close, Kingsmere,
Bicester, Oxfordshire. OX26 1AD**

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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

5 Kempton Close, Kingsmere, Bicester, Oxon. OX26 1AD



A Five Bedroom over Three Floors with a Refitted Kitchen, Living Room, Formal Dining Room, Main Bathroom, Three En-Suite Shower Rooms and a South/South-West Garden.

FREEHOLD

Offers in Excess of: £ 570,000

- ❖ Entrance Hall, Cloakroom
- ❖ Refitted Kitchen Breakfast Room, Formal Dining Room
- ❖ Living Room with French doors onto the garden
- ❖ 1st Floor Landing, Three Double 1st Floor Bedrooms
- ❖ 1st Floor Main Bathroom, Two 1st Floor En-Suite Shower Rooms
- ❖ 2nd Floor Landing, Two 2nd Floor Double Bedrooms
- ❖ En-Suite Shower Room to Bedroom 4
- ❖ Approx. 20Ft x 10Ft Garage & Driveway Parking for 2 cars
- ❖ South-South West Facing Landscaped Rear Garden
- ❖ Walking Distance of Town & Train Stations (50 min journey time to London)
- ❖ Excellent Local Amenities including Schools and Shops

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Ground Floor:

Outside courtesy light, part-glazed front door to:

ENTRANCE HALL:

Plain plaster ceiling, radiator, small understairs recess, thermostat, luxury vinyl flooring.

CLOAKROOM:

Plain plaster ceiling, extractor fan, ceramic tiled floor, pedestal wash hand basin, dual flush WC.

LIVING ROOM: 20'6 x 10'8

Front and side aspect PVC double glazed windows, rear aspect PVC French doors to garden, plain plaster ceiling, two radiators, TV point.

DINING ROOM: 11'11 x 10'9 narrowing to 10'5

Front aspect PVC double glazed window, plain plaster ceiling, coving, radiator.

KITCHEN BREAKFAST ROOM: 16'11 x 12'1 narrowing to 9'7

Rear aspect half-glazed security door to garden, twin rear aspect PVC double glazed windows, plain plaster ceiling, downlighting, polished floor tiles, range of base and eye level units, Quartz composite worksurfaces and breakfast bar, tiled surrounds, shelved recess, space for washing machine, space for tumble dryer, 600mm base unit under breakfast bar, 400mm base unit enclosing bin, two 800mm pan drawers, 4-ring ceramic induction hob, downward vented extractor, 600mm space for appliance, 800mm undersink base unit with 400mm doors and "Quettle" hot tap supply unit, 1½ composite sink with "Quettle" hot tap, 1000mm corner base unit with 500mm door and magic corner unit, 900mm base unit with two 450mm doors, 250mm base unit, 900mm x 900mm tall corner larder enclosing RCD metal consumer unit (*installed 2024*), 300mm tall unit, 600mm tall unit including fan oven/oven grill, space for 900mm wide fridge freezer.

First Floor:

LANDING:

Front aspect PVC double glazed window, plain plaster ceiling, staircase to second floor.

BATHROOM: 7'6 x 5'11

Rear aspect PVC double glazed window, plain plaster ceiling, extractor fan, ceramic tiled floor, heated towel rail, double-ended bath with central mixer tap and shower attachment, pedestal wash hand basin, close coupled WC, half-tiled walls.

BEDROOM ONE: 12'2 x 10'10

Front aspect PVC double glazed window, plain plaster ceiling, radiator, two sets of built-in wardrobes.

EN-SUITE SHOWER ROOM:

Rear aspect PVC double glazed window, plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, half-tiled walls, shower enclosure with thermostatic shower and sliding head support, pedestal wash hand basin, shaver socket, dual flush close coupled WC.

BEDROOM TWO: 11'0 x 9'11 plus built-in wardrobe

Rear aspect PVC double glazed window, plain plaster ceiling, radiator, built-in wardrobe.

EN-SUITE SHOWER ROOM:

Rear aspect PVC double glazed window, plain plaster ceiling, extractor fan, ceramic tiled floor, heated towel rail, half-tiled walls, shower enclosure with thermostatic shower and sliding head support, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM THREE: 11'0 x 8'2 plus built-in wardrobe

Rear aspect PVC double glazed window, plain plaster ceiling, radiator, built-in wardrobe.

Second Floor:

SECOND FLOOR LANDING:

Velux skylight, plain plaster ceiling, airing cupboard enclosing "Megaflo" tank.

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BEDROOM FOUR: 16'6 x 11'0

Front aspect PVC double glazed dormer window, plain plaster ceiling, access to loft space, two radiators, TV point, telephone point.

BEDROOM FIVE: 13'6 x 9'7

Front aspect PVC double glazed dormer window, plain plaster ceiling, radiator, TV point, digital thermostat.

EN-SUITE SHOWER ROOM TO BEDROOM FIVE: 8'3 x 7'8 (max)

Rear aspect Velux skylight, plain plaster ceiling, extractor fan, ceramic tiled floor, heated towel rail, shower enclosure with sliding head support, pedestal wash hand basin, dual flush close coupled WC.

Outside:

GARAGE: 19'8 x 9'10

Up and over door, light and power, eaves storage, side aspect half-glazed door to garden.

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Side gate, tap.

Key Facts for Buyers:

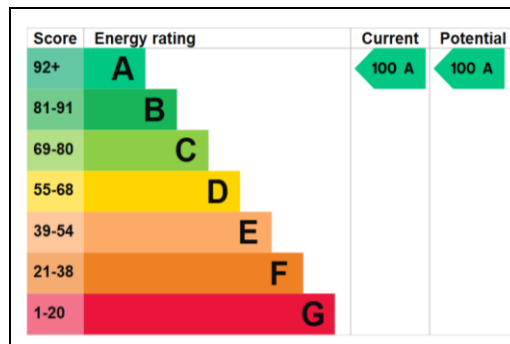
EPC: Rating of A (100).

Council Tax: Band F

Approx. £3,559 per annum.



Rear Elevation



EPC



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Living Room



Living Room



Dining Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room



First Floor Bedroom One



First Floor Bedroom One

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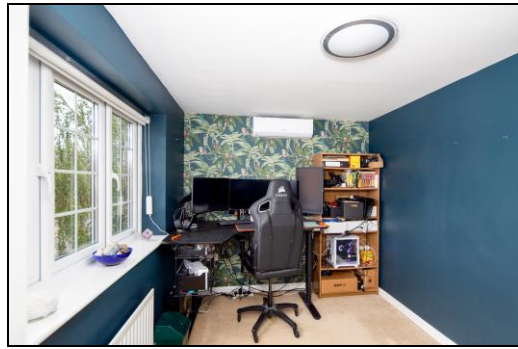
Ensuite Shower Room to Bedroom One



First Floor Bedroom Two



En-Suite Shower Room to Bedroom Two



First Floor Bedroom Three



First Floor Bathroom



Second Floor Bedroom Four



Second Floor Bedroom Four

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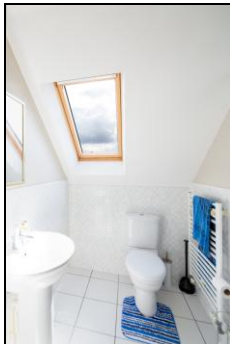
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Second Floor Bedroom Five



Second Floor Bedroom Five



En-Suite Shower Room to Bedroom Five



Rear Garden



Rear Garden

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