

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**40 Goodwood Close, Kingsmere,
Bicester, Oxfordshire. OX26 1AA**

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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

40 Goodwood Close, Kingsmere, Bicester, Oxon. OX26 1AA



A Four Bedroom Detached House with Cloakroom, Kitchen Breakfast Room, Living Room, Dining Room, Bathroom and Two En-Suites, Rear Garden with Summer House, Garage and Driveway Parking for Two Cars in Tandem

FREEHOLD

£ 550,000

- ❖ NO UPPER CHAIN
- ❖ Open Porch
- ❖ Entrance Hall and Cloakroom
- ❖ Living Room and Separate Dining Room
- ❖ Kitchen Breakfast Room
- ❖ Landing
- ❖ Four Bedrooms
- ❖ Bathroom and Two En-Suites
- ❖ Rear Garden with Timber Summer House
- ❖ Garage and Driveway Parking for Two Cars in Tandem
- ❖ Walking Distance to Bicester Village, Train Station and Town Centre

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of C (80).
Council Tax: Band E
Approx. £3,011 per annum.

Ground Floor:

PITCHED OPEN PORCH:

Outside courtesy light, part glazed security front door to:

ENTRANCE HALL: 15'6 x 6'0

Plain plaster ceiling, polished floor tiles, radiator, understairs cupboard, staircase.

CLOAKROOM: 5'2 x 4'2 narrowing to 3'3

Rear aspect PVC window, plain plaster ceiling, extractor fan, radiator, polished floor tiles, dual flush close coupled WC, pedestal wash hand basin.

KITCHEN BREAKFAST ROOM: 15'0 x 10'3

Rear aspect half glazed security door to garden, front aspect PVC window, plain plaster ceiling, downlighting, polished floor tiles, radiator, wall mounted "Potterton Promax SL" boiler and programmer. Range of tall base and eye level units and fitted breakfast bar, roll edge laminate worksurfaces, laminate upstands, integrated dishwasher 1½ bowl stainless steel sink, 800mm undersink base unit with two 400mm doors, 1000mm corner base unit with 600mm door, 1000mm cutlery and pan drawers, 5-ring stainless steel gas hob, splashback, 700mm stainless steel extractor hood, 500mm base unit, 600mm tall unit, 600mm tall unit enclosing stainless steel and glass double cavity fan oven/oven grill, 600mm tall unit enclosing 800mm fridge and 820mm freezer (4 drawers), 300mm base unit and breakfast bar for one.

DINING ROOM: 12'10 x 10'2

Front aspect PVC window, side aspect PVC window, plain plaster ceiling, radiator, laminate flooring, broadband point, doors to:

LIVING ROOM: 15'4 x 15'0

Rear aspect PVC French doors, side aspect PVC window, plain plaster ceiling, two radiators, master telephone socket, TV point, satellite lead.

First Floor:

LANDING:

Plain plaster ceiling, access to loft space, airing cupboard with "Megaflo" pressurised tank.

BATHROOM: 6'8 x 6'6

Side aspect PVC window, plain plaster ceiling, downlighting, polished floor tiles, heated towel rail, half tiled walls and around bath, dual flush close coupled WC, pedestal wash hand basin, panel enclosed bath with mixer tap, thermostatic shower over, sliding head support, screen.

BEDROOM ONE: 10'3 x 9'7 plus built-in wardrobe

Rear aspect PVC window, plain plaster ceiling, built-in wardrobe, radiator, TV point.

EN-SUITE: 8'9 x 5'2

Front aspect PVC window, plain plaster ceiling, extractor fan, downlighting, polished floor tiles, half tiled walls, heated towel rail, 780mm x 780mm shower enclosure, pedestal wash hand basin, dual flush close coupled WC.

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BEDROOM TWO: 11'4 x 10'1 plus built-in wardrobe

Front aspect PVC window, plain plaster ceiling, radiator, built-in wardrobe, TV point.

EN-SUITE: 7'5 x 5'6 narrowing to 4'0 narrowing to 3'3

Front aspect PVC window, plain plaster ceiling, extractor fan, downlighting, polished floor tiles, half tiled walls, heated towel rail, 740mm x 740mm shower enclosure, pedestal wash hand basin, shaver socket, dual flush close coupled WC.

BEDROOM THREE: 10'10 plus built-in wardrobe x 7'10 narrowing to 4'9

Rear aspect PVC window, plain plaster ceiling, radiator, built-in 2-door wardrobe.

BEDROOM FOUR: 9'11 x 6'8

Rear aspect PVC window, plain plaster ceiling, radiator, built-in 2-door wardrobe.

Outside:

FRONT GARDEN: refer to photograph

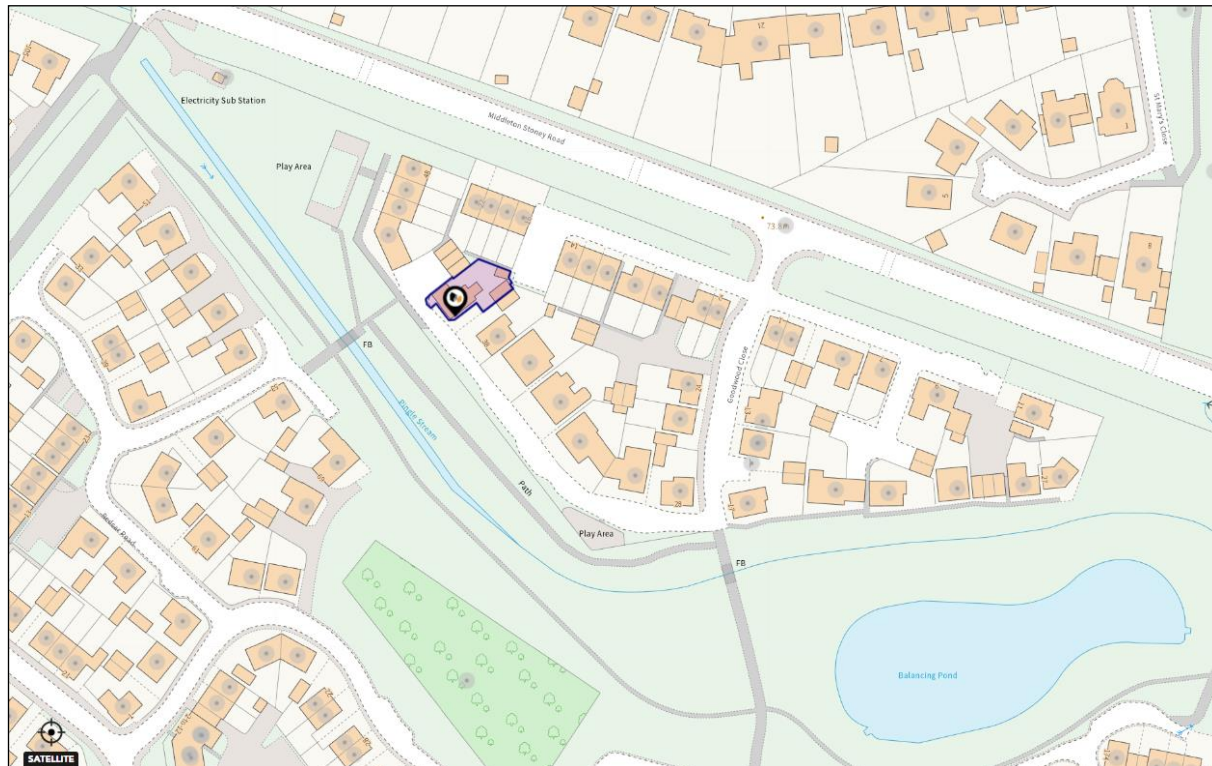
REAR GARDEN: refer to photographs
Outside tap, patio, gate to driveway.

SUMMER HOUSE: 12'7 x 7'9

Timber construction, laminate flooring, light and power.

GARAGE: 19'10 x 9'10 (approx.)

Up and over door, side aspect door, light and power, eaves light storage.



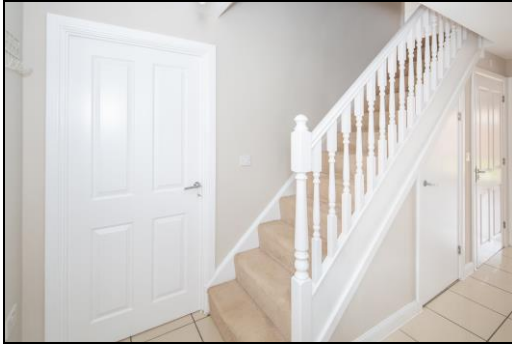
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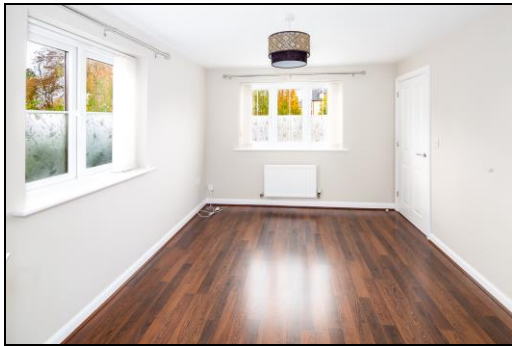
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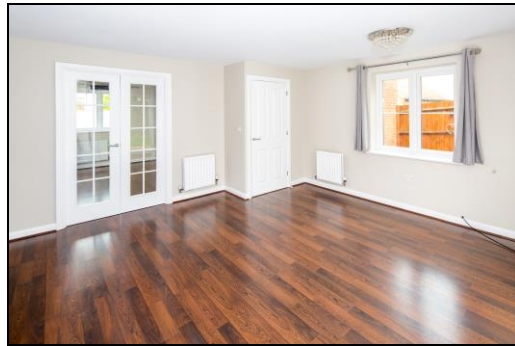
Entrance Hall



Dining Room



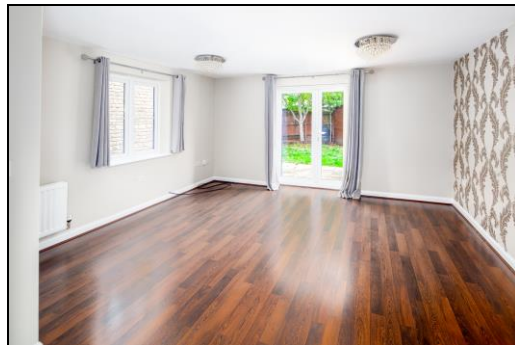
Dining Room



Living Room



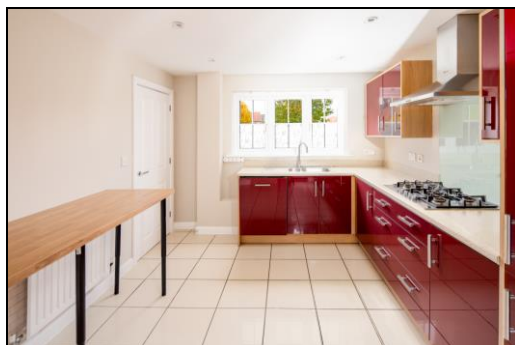
Living Room



Living Room



Kitchen Breakfast Room



Kitchen Breakfast Room

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Kitchen Breakfast Room



Bathroom



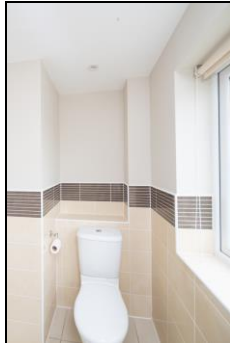
Bedroom One



Bedroom One



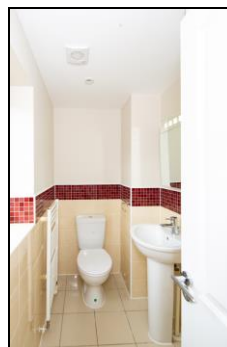
En-Suite to Bedroom One



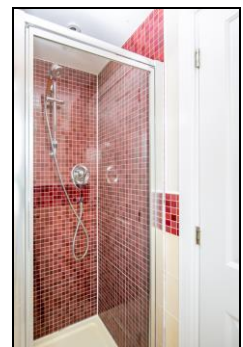
Bedroom Two



Bedroom Two



En-Suite to Bedroom Two



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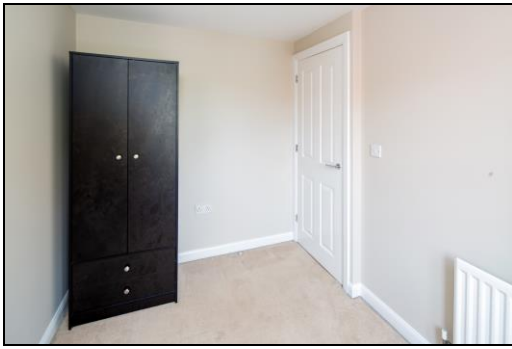
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Bedroom Three



Bedroom Three



Bedroom Four



Bedroom Four



Rear Garden



Rear Garden



Rear Elevation



Outlook to Front

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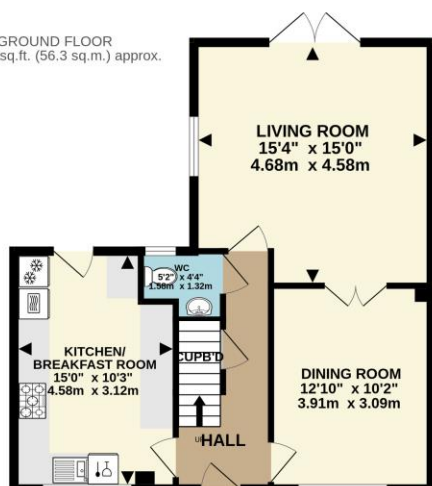
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TOTAL FLOOR AREA : 1212 sq.ft. (112.6 sq.m.) approx.

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.

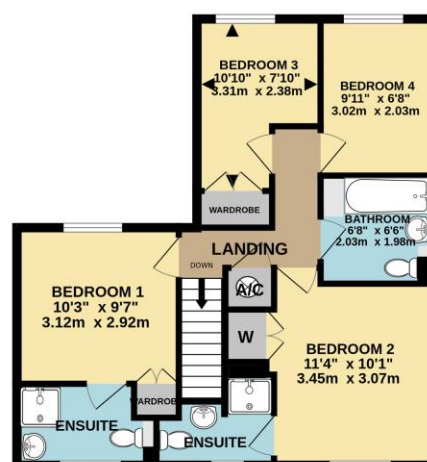
Made with Metronix ©2025

GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



GARAGE

1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



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