

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**20 Montgomery Road, Caversfield,
Bicester, Oxfordshire. OX27 8FG**

BARTON FLEMING

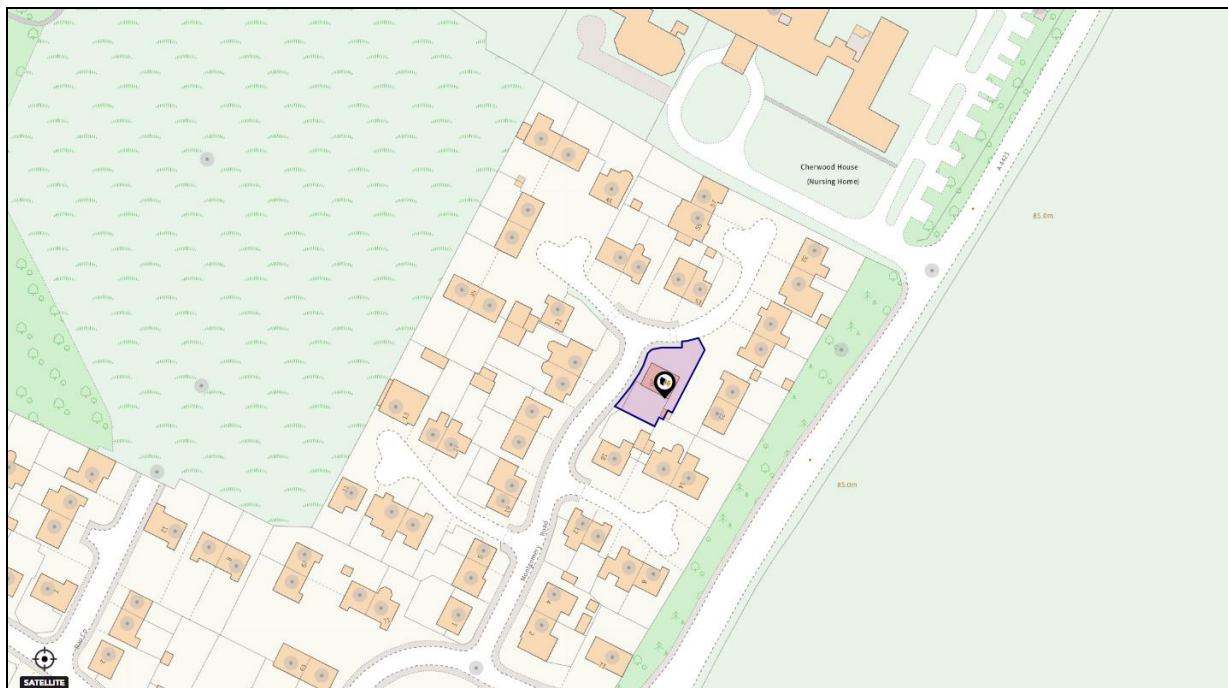
INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

20 Montgomery Road, Caversfield, Oxfordshire. OX27 8FG



On a Large Southerly Facing Corner Plot, a Four Bedroom Detached House with Cloakroom, Study, Living Room, Dining Room, Kitchen, Bathroom and En-Suite, Gardens and Parking for 3 Cars in Tandem

FREEHOLD

£ 475,000

- ❖ Entrance Hall and Cloakroom
- ❖ Study
- ❖ Kitchen
- ❖ Dining Room
- ❖ Living Room
- ❖ Landing
- ❖ Four Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Southerly Facing Corner Plot
- ❖ Parking for 3 Cars in Tandem

VIEWING
APPOINTMENT:

DAY:

TIME:

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

Key Facts for Buyers:

EPC: Rating of D (65).
Council Tax: Band E
Approx. £3,011 per annum.

Estate Management Fees:

SFML levies an annual Service Charge of £240 per annum per household to cover the costs of maintaining the estate. The fee is payable in two instalments of £120 (reduced to £60 if paid promptly, using Webcollect), due 6 monthly in advance (there is also a monthly payment option available).

Ground Floor:

SLOPING OPEN PORCH:

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

ENTRANCE HALL:

Built-in cupboard, warm air central heating unit, understairs cupboard, staircase.

CLOAKROOM: 6'4 x 3'6.

Front aspect PVC window, downlighting, ceramic tiled floor, half tiled walls, concealed cistern dual flush WC, wash hand basin with cupboard under.

STUDY: 8'11 x 7'10.

Front aspect PVC window, RCD/MCB electricity consumer unit.

KITCHEN: 15'7 x 8'7.

Rear aspect PVC window, rear aspect security door to garden, ceramic tiled floor. Range of tall base and eye level units, roll edge laminate worksurfaces, tiled surrounds, 400mm base unit, space for washing machine, space of tumble dryer, space for dishwasher, 1½ bowl stainless steel sink, 600mm under-sink base unit, 850mm x 850mm corner base unit with pair of 300mm doors, 600mm cutlery and pan drawers, 4-ring gas hob, tiled splashback, tray space, pull out extractor hood, second 850mm x 850mm corner base unit with pair of 300mm doors, 400mm base unit, 600mm tall unit with double cavity fan oven/oven grill, 1200mm spaces for 1550mm tall fridge and freezer.

DINING ROOM: 15'7 x 11'9.

Rear aspect PVC French doors, open plan to:

LIVING ROOM: 15'7 x 12'5.

Front aspect PVC window, TV socket, BT master socket, Portuguese Limestone fireplace with gas living flame effect fire.

First Floor:

LANDING:

Side aspect PVC window, built-in cupboard, airing cupboard, access to loft space.

BATHROOM: 8'8 x 7'0.

Rear aspect PVC window, downlighting, extract fan, ceramic tiled floor, chrome heated towel rail, panel enclosed bath with mixer tap, thermostatic shower, rain head, sliding head support, concealed cistern dual flush WC, insert wash hand basin.

BEDROOM ONE: 13'8 including the wardrobe x 11'5.

Rear aspect PVC window, wall-to-wall wardrobe.

EN-SUITE: 7'5 x 5'6.

Rear aspect PVC window, plain plaster ceiling, downlighting, extractor fan, fully tiled walls, ceramic tiled floor, 1750mm x 800mm shower enclosure with thermostatic shower, rain head, sliding head support, concealed cistern dual flush WC, inset wash hand basin with cupboard under.

BEDROOM TWO: 12'10 x 11'2.

Front aspect PVC window, laminate flooring.

BEDROOM THREE: 11'0 x 9'0.

Front aspect PVC window.

BEDROOM FOUR: 9'0 x 8'10.

Front aspect PVC window.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Southerly orientation, gate to driveway, brick built shed.

PARKING:

Parking for 3 cars in tandem.

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

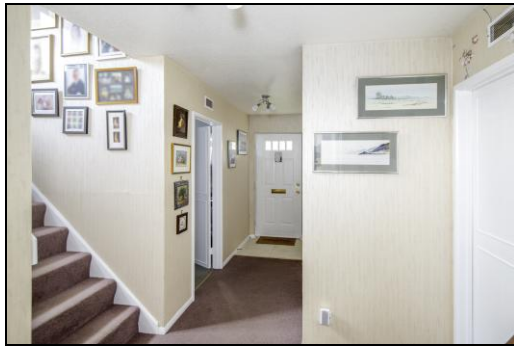
249922



Front



Porch



Hall



Cloakroom



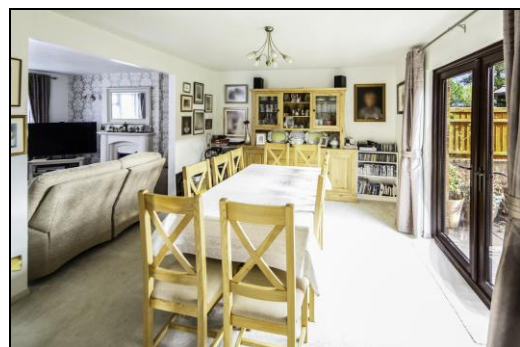
Living Room



Living Room



Dining Room



Dining Room

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Kitchen



Kitchen



Kitchen



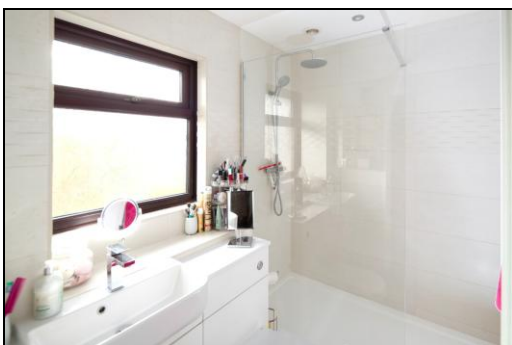
Landing



Bedroom One



Bedroom One



En-Suite Shower Room



Bedroom Two

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Bedroom Three



Bedroom Four



Bathroom

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

EPC



Southerly Facing Rear Garden

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Rear Garden & Elevation



Rear Garden

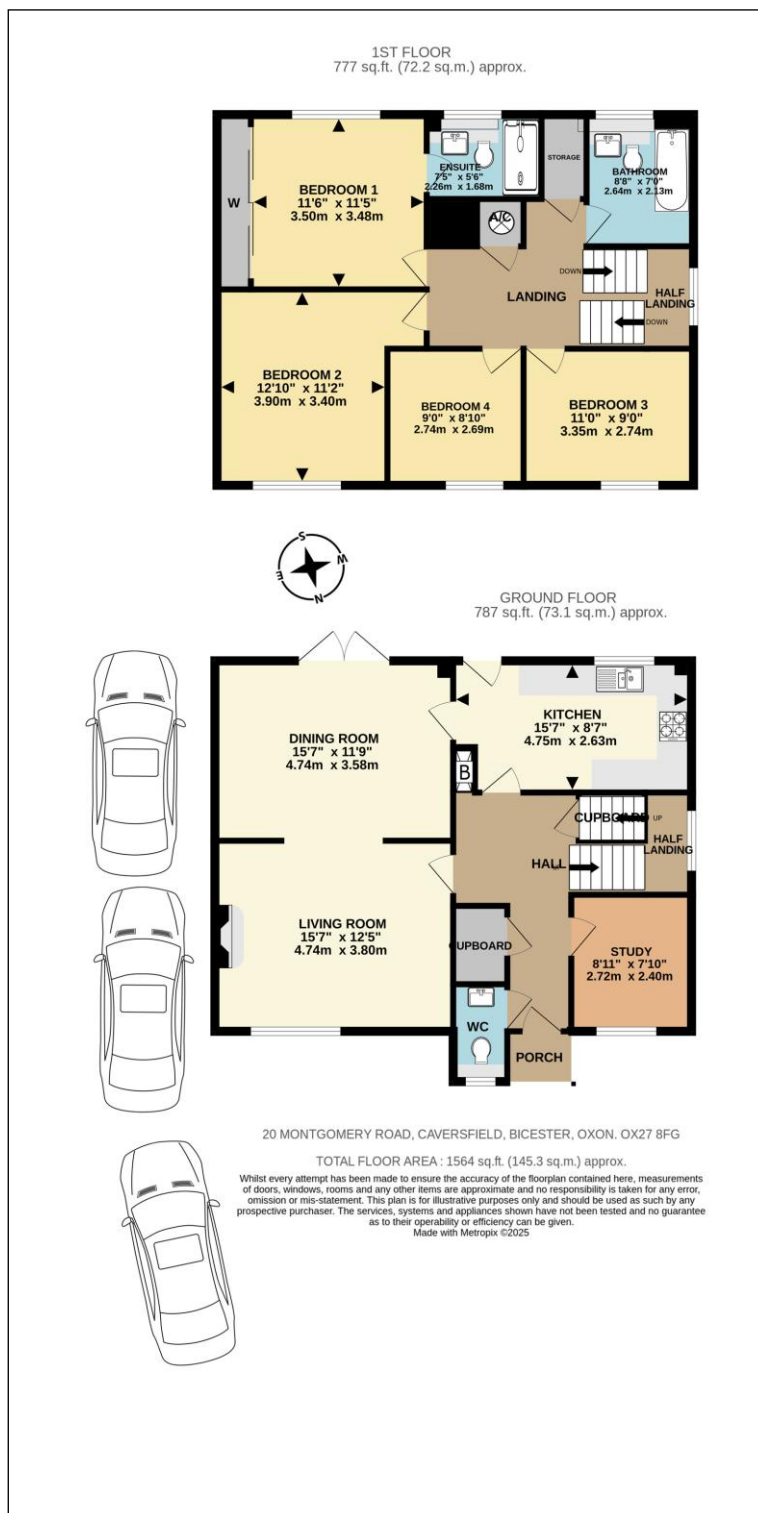
BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



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.