

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**'Kenwood', Oxford Road,  
Bletchingdon, Oxfordshire.  
OX5 3BS**

**A deceptively large four double bedroom extended detached that is open plan downstairs across the living/dining/kitchen and study areas. The property is well suited for the trades with a large workshop (15Ft x 7Ft) and vehicle access for three vehicles, one space large enough to take a LWB Crew Bus /Transit. This family house was built and owned by two generations of builders from the same family for decades and is up for sale now due to an opportunity to take semi-retirement.**

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

**'Kenwood' Oxford Road, Bletchingdon, Oxon. OX5 3BS**



**Four Double Bedroom Detached on a large ground floor footprint providing open plan living across the Kitchen Breakfast Room / Dining Area/ 20Ft Living Room & Study. Parking for 3 cars.**

**FREEHOLD**

**Offers in Excess of: £ 725,000**

- ❖ Enclosed Porch, Entrance Hall, Cloakroom
- ❖ Ground Floor Double Bedroom
- ❖ Approx 10Ft square Study open plan to 20Ft x 13Ft Living Room
- ❖ Kitchen Breakfast with range cooker & Centre Island Breakfast Bar to seat 6
- ❖ Dining Area to seat 10 people with ease, Utility cum Shower Room
- ❖ Master Bedroom with En-suite with multi jet shower, Walk-in Wardrobe
- ❖ Re-fitted Main Bathroom with 1400mm shower plus luxury bath
- ❖ Two further first floor double bedrooms
- ❖ Large Brick Workshop (approx. 15ft x 7ft), Summer House with insulation.
- ❖ Tucked Away Vehicle Access to the rear with independent parking for 3 vehicles including larger trades vehicles / caravan / boat etc.

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## Key Facts for Buyers:

EPC: 78,C.



Council Tax: Band E, £ 2943.25.

Title: Freehold without fees.

## Ground Floor:

Part glazed PVC front door to:-

### **PORCH:**

Front aspect PVC window adjoining the door, wooden front door to:-

### **HALL:**

Side aspect PVC window on the staircase, under stairs cupboard, radiator, laminate flooring.

### **CLOAKROOM:**

Side aspect window to the porch, close coupled WC, corner wash hand basin.

### **BEDROOM FOUR: 11'2 x 11'5 shortening to 10'0.**

Front aspect PVC window, plain plaster ceiling, down lighting, ceramic tiled floor, boiler cupboard enclosing fusebox, solar inverter, Worcester boiler and pressurised tank, built-in cupboard.

## Open Plan Areas:

### **STUDY AREA: 11'7 x 9'9.**

Side aspect glazed PVC door to the side path, plain plaster ceiling, radiator, laminate flooring, broadband hub ('Gigaclear' fibre to the property with various package options).

### **LIVING AREA: 20'1 x 13'4.**

Two side aspect PVC windows, plain plaster ceiling, coving, fireplace, radiator, laminate flooring.

### **DINING AREA: 10'1 x 13'0.**

Side aspect PVC window, radiator laminate flooring.

### **KITCHEN BREAKFAST: 12Ft x 21'5.**

Rear aspect sliding patio door to the conservatory, rear aspect PVC door to the garden and adjoining window, part vaulted plain plaster ceiling, laminate flooring. Range of base and wall units plus centre island, 1000mm base unit, 1000mm electric range cooker (5 induction rings, 2 fan ovens, grill & warming oven), 2<sup>nd</sup> 1000mm base unit, space for 900mm wide fridge freezer. Further units of 1000mm base unit, 150mm wine rack, 300mm base unit, 500mm drawers, breakfast bar to seat 6, plus 1000mm base unit, 400mm drawers, 600mm under-sink base unit, 1½ bowl porcelain sink, 160mm tray space, integrated dishwasher, 300mm base unit & appliance space.

### **CONSERVATORY: 9'0 x 8'1.**

Rendered block base with PVC window sections and French doors, glazed sloping roof.

## **SHOWER ROOM -cum- UTILITY:**

Side aspect PVC window, plain plaster ceiling, extractor fan, vinyl flooring, heated towel rail, 1200mm x 760mm shower enclosure with thermostatic shower with rain and 2<sup>nd</sup> head plus sliding head support, dual flush close coupled WC, pedestal wash hand basin, worktop and space for washing machine, 600mm base unit.

## First Floor:

### **LANDING:**

Side aspect PVC window on the staircase, plain plaster ceiling, over-stairs storage cupboard, laminate flooring, airing cupboard.

### **BATHROOM: 8'0 x 7'6 plus shower.**

Front aspect PVC window, plain plaster ceiling, laminate flooring, aqua panels, extractor fan, heated towel rail /radiator combination, 1400mm x 730mm shower enclosure with thermostatic rain head shower & 2<sup>nd</sup> head with sliding head support, GRP double ended centre tap deep bath, dual flush close coupled WC, wash hand basin with drawer under, shaver socket.

### **BEDROOM ONE: 13'5 x 13'1.**

Twin rear aspect PVC windows, side window and 2/3 height door to the balcony (approx. 13Ft x 10½ft), plain plaster ceiling, wall light points, radiator. **Walk-in-Wardrobe.**

### **EN-SUITE: 6'5 x 5'3.**

Side aspect PVC window, plain plaster ceiling, extractor fan, heated towel rail, laminate flooring, 1200mm x 780mm shower enclosure with multi-head shower, dual flush close coupled WC, wash hand basin with cupboard under.

### **BEDROOM TWO: 11'4 x 10'7 increasing to 11'2 plus wardrobe & cupboard.**

Front aspect PVC window, plain plaster ceiling, laminate flooring, built-in wardrobe, built-in cupboard.

### **BEDROOM THREE: 11'1 x 9'1.**

Rear aspect PVC window, plain plaster ceiling, laminate flooring.

## Outside:

### **FRONT GARDEN:** Refer to photo.

### **REAR GARDEN:** Refer to photos.

### **WORKSHOP: 14'10 x 7'3.**

Stone & Block single skin construction, front & rear aspect windows, glazed door, light & power.

### **SUMMER HOUSE: 15'7 x 11'7.**

Timber construction with a pitched roof and four windows plus French doors, insulated with polystyrene sheet and lined with plywood, light & power, and sleeve for a hot tub power cable.

### **PARKING:**

Three spaces, all independently accessed, with the largest space capable of parking a long wheelbase transit van type sized vehicle.

### **SOLAR PANELS:**

The solar panels are owned outright and are not connected to the National Grid so there is no feed-in tariff.

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Front



Hall



Cloakroom



Ground Floor Double Bedroom 4



Ground Floor Double Bedroom 4



Ground Floor Double Bedroom 4



Living Room



Living Room

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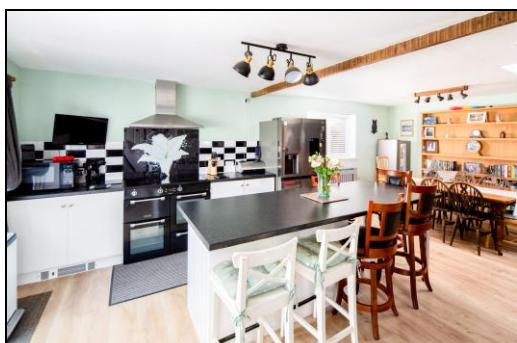
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Open Plan Study



Open Plan Dining Area



Open Plan Kitchen Breakfast Room



Open Plan Kitchen Breakfast Room



Open Plan Kitchen Breakfast Room



Open Plan Kitchen Breakfast Room



Utility-cum-Shower Room



Conservatory off the Kitchen Breakfast Area

# BARTON FLEMING

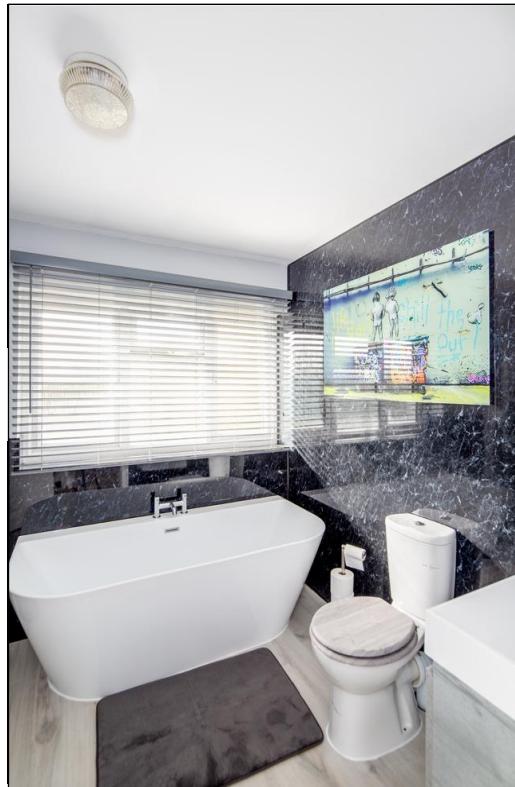
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Re-fitted Bathroom with 1400 shower & bath



Re-fitted Bathroom with 1400 shower & bath



Bedroom One



Bedroom One



En-Suite with Multi Jet Shower

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Bedroom Two



Bedroom Two



Bedroom Three



Rear Garden



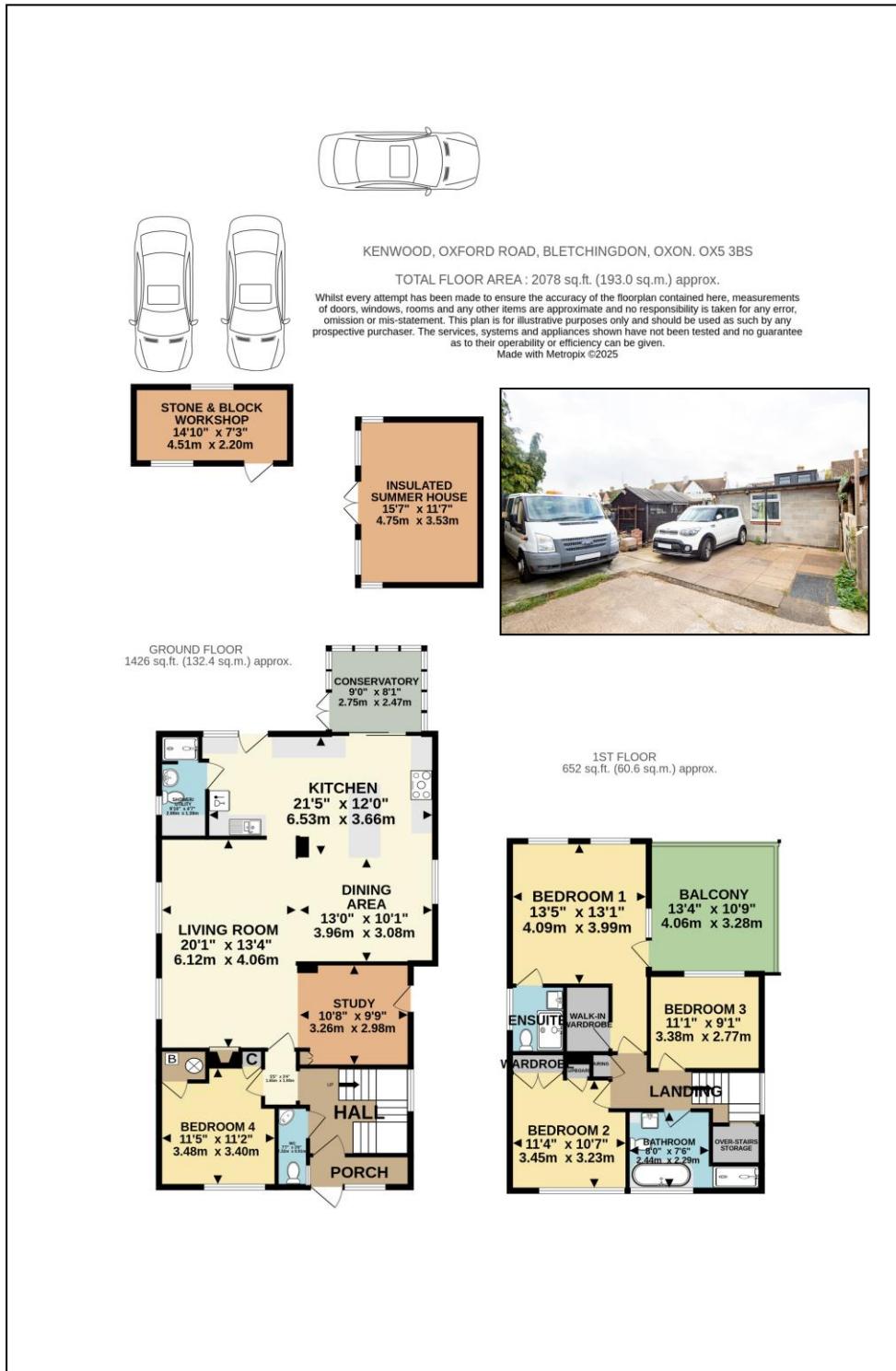
Rear Garden

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