

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**82 Willow Drive, Southwold, Bicester  
Oxfordshire, OX26 3XA**

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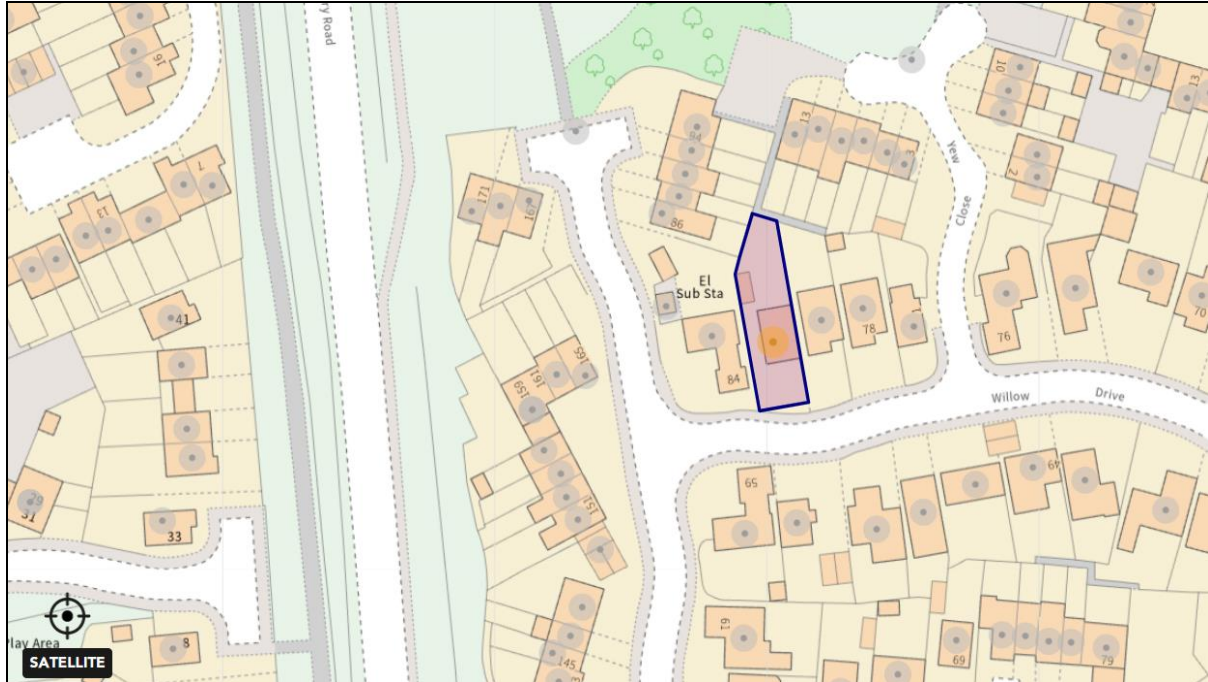
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E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### 82 Willow Drive, Southwold, Bicester Oxfordshire, OX26 3XA



**Four Bedroom Detached with Living Room, Refitted Kitchen,  
Cloakroom, Bathroom, Refitted En-Suite Shower Room,  
Garage and Driveway Parking for 3 Cars**

**FREEHOLD**

**£ 475,000**

- ❖ Entrance Hall, Cloakroom
- ❖ Bay fronted Living Room , Re-fitted Kitchen
- ❖ 13ft long Dining Room with patio door to the garden
- ❖ Landing, Four Bedrooms (3 x Double, 1 x Single)
- ❖ Bathroom & Refitted En-Suite Shower Room
- ❖ Gas to radiator heating served by 'Worcester' boiler
- ❖ Many radiators replaced with vertical designer radiators
- ❖ Detached Garage with driveway parking for 3 cars
- ❖ Not overlooked from the rear

**VIEWING  
APPOINTMENT:**

DAY:

TIME:

Telephone 249922

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### Key Facts for Buyers:

**EPC:** Rating C (70)  
**Council Tax:** Band D  
Approx. £2,351 per annum.

### Ground Floor:

#### **OPEN PORCH:**

Part glazed front door to:-

#### **ENTRANCE HALL:**

Side aspect window, plain plaster ceiling, coving, radiator, laminate flooring, telephone point, under-stairs recess, stairs.

#### **CLOAKROOM:**

Side aspect window, plain plaster ceiling, RCD/MCB electric consumer unit, radiator, vinyl tiled flooring, wash hand basin, concealed cistern dual flush WC.

#### **RE-FITTED KITCHEN: 15'1 x 8'2.**

Side aspect half glazed door to the driveway, rear aspect window, plain plaster ceiling, down lighting, designer vertical radiator, space for fridge freezer, vinyl flooring. Range of base and wall units with roll-edge laminate work surfaces and upstands, space for oven, 4-ring stainless steel gas hob, stainless steel splash-back, stainless steel extractor hood, "Franke" stainless steel sink, integrated dishwasher, space for washing machine, space for tumble dryer.

#### **LIVING ROOM: 15'8 plus bay x 11'3.**

Front aspect bay window, plain plaster ceiling, coving, click laminate flooring, TV connection, Limestone mantle hearth & surround fireplace with inset gas fire on a balanced flue through the wall, vertical radiator, double doors to:-

#### **DINING ROOM: 13'0 x 9'3.**

Sliding patio door to the garden, plain plaster ceiling, coving, click laminate flooring vertical radiator.

### First Floor:

#### **LANDING:**

Side aspect window, plain plaster ceiling, coving, loft with drop-down ladder, part boarding and a light, airing cupboard housing "Worcester 30cdi" boiler.

#### **BATHROOM: 7'5 x 5'6.**

Side aspect window, radiator, plain plaster ceiling, extractor fan. Spa bath with mixer tap and thermostatic shower over with sliding head support, inset wash hand basin & cupboard under, shaver socket, concealed cistern WC.

#### **BEDROOM ONE: 13'2 x 10'10 including built-in wardrobes.**

Front aspect window, plain plaster ceiling, wall-to-wall wardrobes, TV & telephone connections, radiator.

#### **REFITTED EN-SUITE SHOWER ROOM: 8'7 X 3'3.**

Side aspect window, plain plaster ceiling, extractor fan, chrome heated towel rail, 1000mm x 760mm shower cubicle with thermostatic shower, sliding head support, wash hand basin, concealed cistern WC, half tiled walls.

#### **BEDROOM TWO: 12'0 x 8' 7.**

Rear aspect window, plain plaster ceiling, radiator.

#### **BEDROOM THREE: 9'1 x 7'7.**

Rear aspect window, plain plaster ceiling, radiator, telephone point.

#### **BEDROOM FOUR: 10'10 x 6' 10 narrowing to 3'6.**

Front aspect window, plain plaster ceiling, radiator.

### Outside:

#### **DETACHED SINGLE GARAGE:**

Up-and-over door, light & power, eaves storage.

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

#### **DRIVEWAY PARKING:**

For 3 cars in tandem or 4 at a push depending on size.

#### **REAR GARDEN: Refer to photographs**

51ft long, new deck, side gate to driveway.



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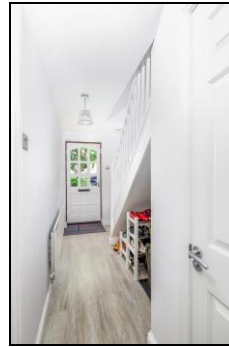
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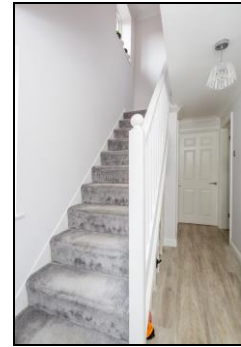
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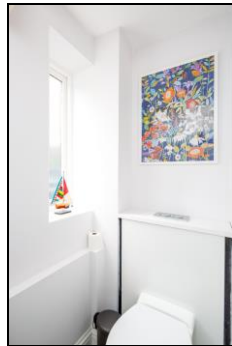
Front



Entrance Hall



Cloakroom



Living Room



Living Room



Living Room



Dining Room



Dining Room

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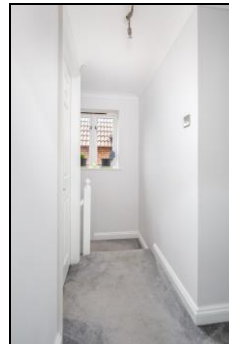
Kitchen



Kitchen



Kitchen



Landing



Bedroom One



Bedroom One



Bedroom One



En-Suite to Bedroom One





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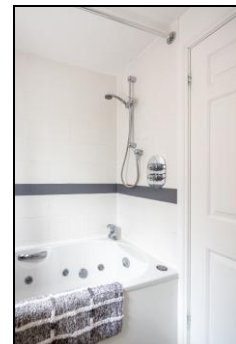
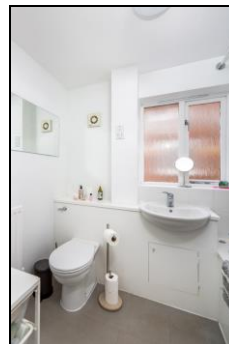
Bedroom Two



Bedroom Two



Bedroom Four



Bathroom



Rear Garden

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Rear Garden



Rear Garden

## **Space for Notes:**

### **Notes for solicitors:**

***Building control for the boiler installation.***

***[Building Control Application: CP/CORGI/00530/2007 - Planning register | Planning register | Cherwell District Council](#)***

***Building control for the car charging point installation.***

***[Building Control Application: 23/34477/CP - Planning register | Planning register | Cherwell District Council](#)***



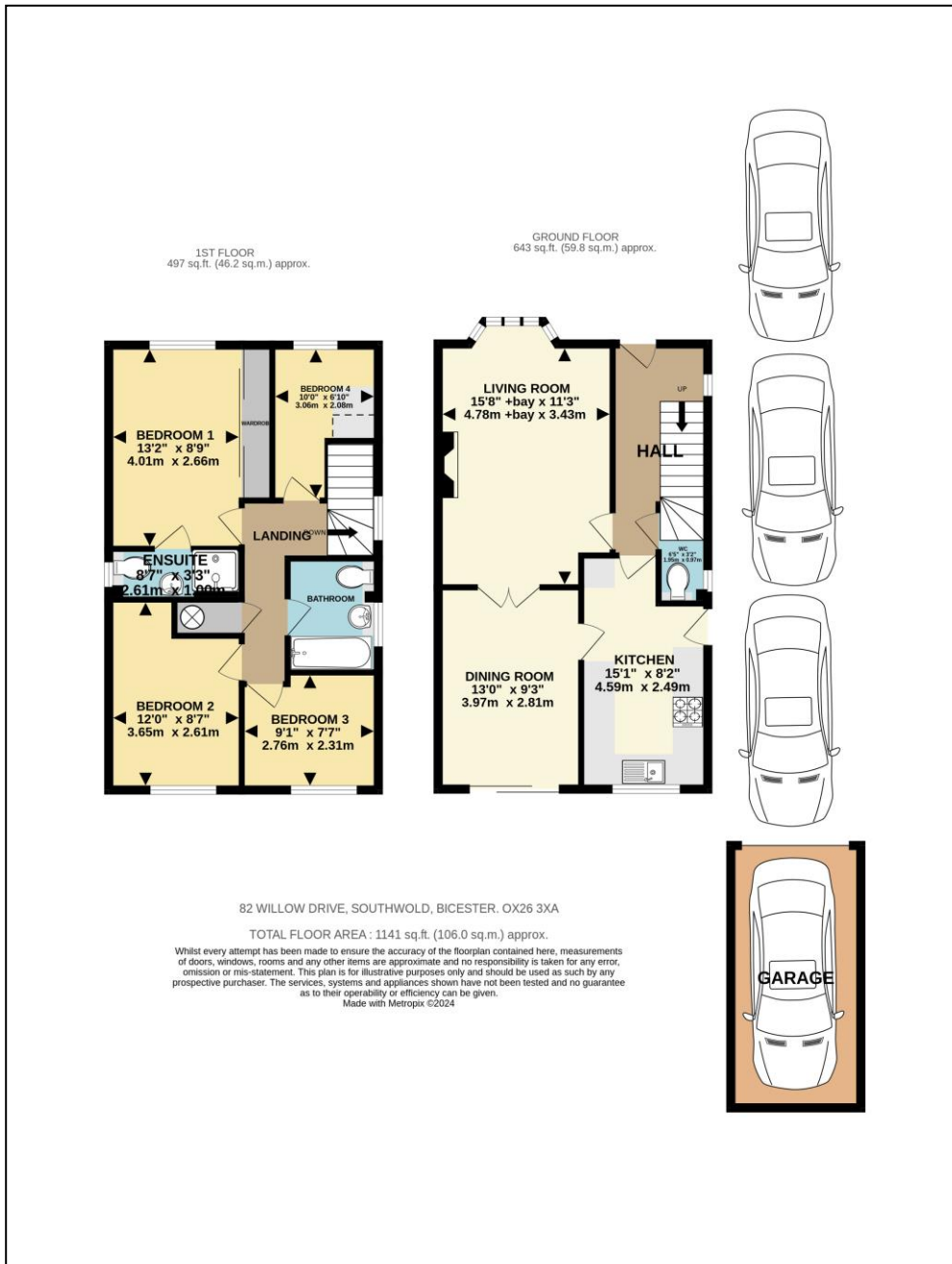
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