

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

To Let



**12 Beckett Way
Graven Hill
Ambrosden
Bicester
OX25 2EH**

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

Web: www.bartonfleming.co.uk

E-mail: lettings@bartonfleming.co.uk

62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

241616

12 Beckett Way, Graven Hill, Ambrosden, Bicester OX25 2EH



A Contemporary Architect Designed Five Double Bedroom Detached Family Home with Study and Cinema Room.

TO LET

£ 2800.00 PCM

- ❖ Entrance Hall, Study and Downstairs shower room/WC
- ❖ Living Room, Large fully fitted dining Kitchen with large Utility Room
- ❖ Landing, family bathroom and double bedrooms 4 and 5
- ❖ Main bedroom suite inc dressing room and en suite shower and balcony
- ❖ 2nd Floor landing, double bedrooms 2 and 3
- ❖ Cinema Room with screen and projector and Plant room
- ❖ Mechanical ventilation and heat recovery system and solar panels and air conditioning throughout
- ❖ Driveway parking for 3 cars , enclosed rear garden, patio and Astro Turf
- ❖ 10 Year Structural Warranty

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Ground Floor:

ENTRANCE HALL: 22

uPVC double glazed front door with Opaque uPVC double glazed side panel, built-in under stairs storage cupboard

STUDY: 9'5 x 8'3

2 uPVC double glazed windows to front Aspect, inset spot light fittings, fitted cupboard, chest of drawers and desk, ceramic tiled floor

SHOWER ROOM/WC: 7'4 X 5'1

Opaque uPVC double glazed window to side aspect, inset spot lights, towel radiator, inset Close couple WC, vanity wash hand basin, large marble tiling to walls and floor, fitted mirror with built in light, heat and Bluetooth.

KITCHEN/DINING ROOM: 29'3 x 16'

uPVC double glazed window to rear aspect, uPVC double glazed tri fold doors to rear aspect, fitted with a range of base and eye level units with blue coloured door and drawer fronts and concealed utility doors, White granite work surfaces and up-stands, 5 burner gas hob with Neff extractor, built in wine cooler, eye level Neff double ovens, inset 1½ bowl sink unit with mixer tap, island unit with granite work tops and built in power point tower, ceramic tiled floor.

UTILITY ROOM: 7'2 X 8'2

uPVC double glazed door to side aspect, base and eye level units with granite work tops inset stainless steel sink unit

with mixer tap, 4 ring gas hob, Samsung washing machine and Hoover tumble dryer, built-in fridge and built in freezer, ceramic tiled floor.

LIVING ROOM: 20'1 x 13'5

3 x uPVC double glazed window to front aspect, inset spotlights, wooden cladding to feature wall, fitted cupboards, built in contemporary heater with crystals on logs, double doors to dining room.

First Floor

LANDING: 22'10 x 6'5

uPVC full length double glazed window to front aspect, fitted linen cupboard.

BEDROOM ONE: 13'6 x 13'7

2 x uPVC double glazed window to front aspect, uPVC double glazed double doors to Balcony (12 10 x 6'11), radiator.

DRESSING ROOM: ('L' Shaped) 9'8 x 7'2 to wardrobes

8x fitted wardrobes with built in lighting, fitted dressing table with mirror and over head lockers, full length fitted mirror.

EN SUITE SHOWER: 5'10 x 8'10

Opaque uPVC double glazed window to rear aspect, large shower enclosure with glass screens, mains fed shower mixer with built in rain head shower and further handheld shower, inset close couple WC, vanity wash hand basin with mixer tap, marble effect panels to walls and floor

BEDROOM FOUR: 14'5 x 8'2

uPVC double glazed window to front

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aspect, uPVC double glazed door and glass panel to front aspect, radiator, 2 x fitted wardrobes and overhead lockers, fitted king size bed.

BEDROOM FIVE: 9'4 x 13'3 to wardrobes

uPVC double glazed window to rear aspect, radiator, inset spotlights, fitted wall to wall wardrobes with panel and mirrored sliding doors

BATHROOM: 7'7 x 8'3

Opaque uPVC double glazed window to side aspect, Towel radiator, whirlpool bath with rain head shower over bath, inset close couple WC, vanity wash hand basin, Quadrant shower cubicle with built in shower mixer and rain head shower plus hand held shower head, sliding glass doors, marble tiles floor and walls.

Second floor

LANDING

Full length uPVC double glazed window from first floor

BEDROOM TWO: 11'9 x 13'4

uPVC double glazed window to rear aspect, radiator, inset spot lights, fitted wardrobes with panel and mirror sliding doors

SHOWER ROOM: 10' X 5'1

Extractor fan, inset spot lights, large shower enclosure with glass doors, built

in shower mixer with rain head shower and hand held shower head, close couple WC, vanity wash

hand basin, large marble tiled walls and floor, mirror with built in light and heater

BEDROOM THREE: 14'8 x 10'0

Inset spot lights, 2 x uPVC double glazed window to front aspect, radiator, fitted wardrobes and over head lockers

CINEMA ROOM: 22'8 x 13'9

2 x uPVC double glazed windows to front aspect, radiator, inset spot lights, pull down cinema screen and digital projector

PLANT ROOM: 9'6 x 8'9 Plus 9'6 x 4'6

2 x uPVC double glazed windows to rear Aspect, solar energy controls, Mechanical Ventilation and heat recovery system, Gas central heating boiler.

Outside

PARKING:

2 x Parking areas to front aspect for 3 cars.

GARDENS

Landscaped gardens to rear enclosed by close board fencing with patio and pathways with central Astro Turf area with lighting

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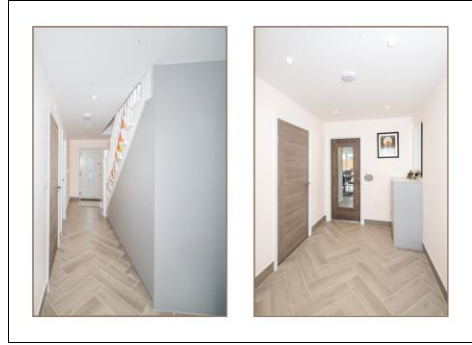
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Front



Entrance Hall



Shower Room /WC



Kitchen



Kitchen



Dining Area



Living Room



Living Room

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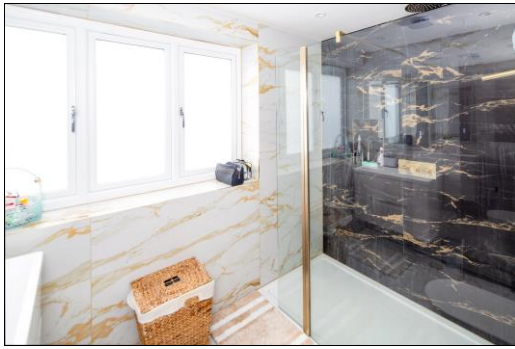
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Bedroom One



Dressing Room



En Suite Shower



Bedroom Four



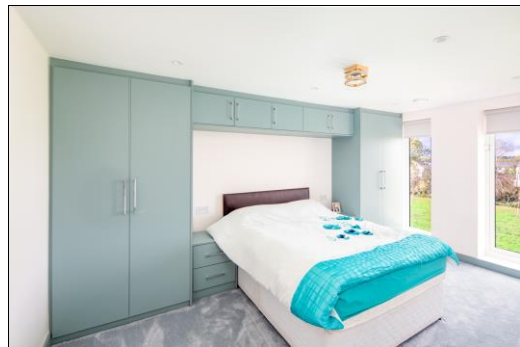
Bedroom Five



Bathroom



Bedroom Two



Bedroom 3

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Cinema Room



Garden

Material Property Information

Council Tax Band To Be Advised Council tax Band not yet set by CDC

Rental Asking Price £2800

TenureFreehold

Property construction ICF (Insulating Concrete Formwork)

Mains Electricity supply Yes

Mains Gas Supply Yes

Mains Water supply Yes

Mains Sewerage Yes

Heating Type Gas and Electricity

BroadbandFibre to House

Parking..... Driveway

No of Parking Spaces 2

Building safety Any known factors (e.g Radon Gas / Asbestos/ Construction problems ETC No

Restrictions /Rights and easements (Any Restrictive covenants and Rights of Way or Easements or Wayleaves on the title..... No

Flood risk - has the property been subject to any flooding in the last 5 years No

Planning permission – Does the property have any outstanding planning applications No

Accessibility/adaptations - Does the property have any disabled access provisions Yes

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AVAILABLE:

Date 2nd January 2026

RENT:

£2800 per calendar month.

LENGTH OF TENANCY: Ideally at least 12 months

RENTAL DEPOSIT

£3230.77 (Equal to five weeks rent.)

Deposits are held by the Deposit Protection Service which is an independent body set up by the Government specifically designed to protect deposits fairly on behalf of landlord and tenants alike.

COUNCIL TAX BAND

According to <http://cti.voa.gov.uk>

The council tax band is **To Be Advised By Council**

To Make an offer to rent the property

Please send an e-mail to:

E-mail: lettings@bartonfleming.co.uk

Including :

Full names of all adult occupants

Emails and telephone numbers for all tenants

Occupations of all tenants

Gross annual salaries for all tenants including contracted hours of employment

Details of any children

Details of any pets

Required Tenancy Start date

Length of tenancy required

Any special conditions or requirements

We will then put your offer to rent the property forward to the landlord.

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TOTAL FLOOR AREA: 2804 sq.ft. (260.5 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.
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Score	Energy rating	Current	Potential
92+	A	95 A	97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		