

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



65 North Street, Bicester, Oxfordshire. OX26 6NB

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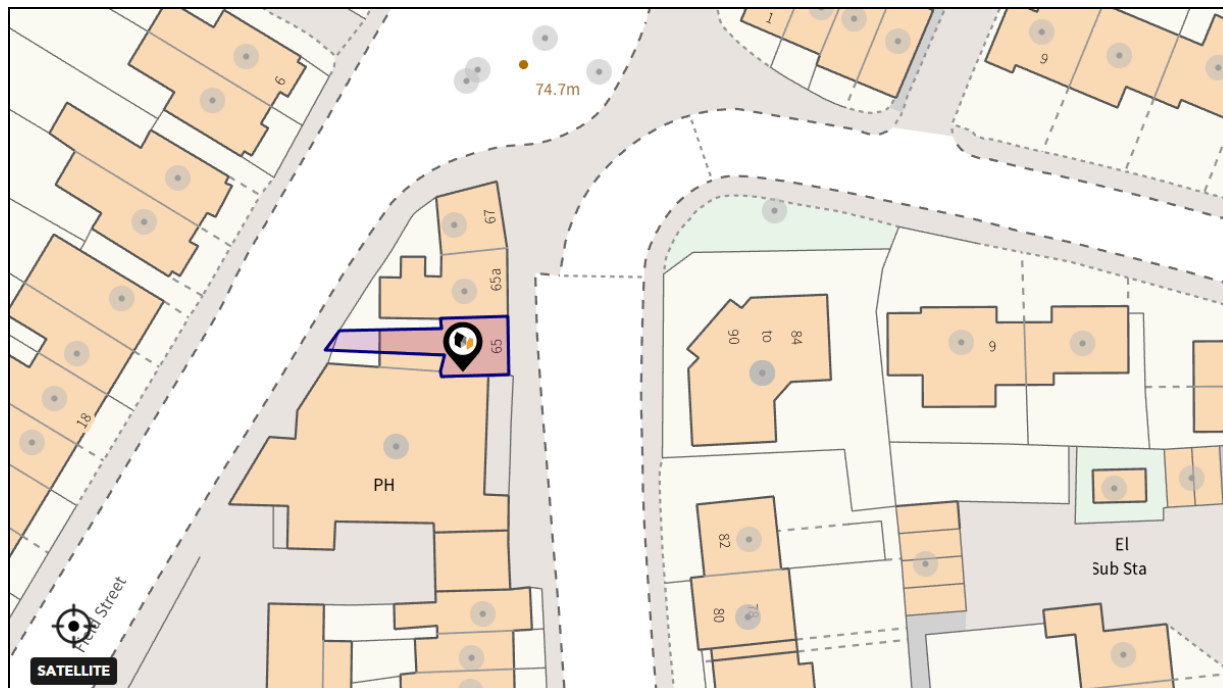
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

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A 17th Century Stone Cottage in the Heart of Bicester with an 18Ft (5.5m) long Kitchen, Lounge-Diner, Two Bedrooms, First Floor Bathroom. Roughly Equidistant Between The Two Railway Stations

9900 YEAR LEASEHOLD - over 9,500 years to run

£ 270,000

- ❖ Living-Dining Room with space for a desk as well
- ❖ Spacious 18Ft Kitchen
- ❖ Two First Floor Bedrooms
- ❖ First Floor Bathroom
- ❖ PVC Double Glazing
- ❖ Gas to Radiator Heating
- ❖ Original Features and Woodburning Stove
- ❖ Courtyard Garden to the Rear
- ❖ Close to Town Centre
- ❖ Walking Distance of Bicester North Train Station

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Title

The property is on an historic 9900-year lease from 1686 and runs out in 11580, so nine-and-a-half thousand years left to run. From a practical point of view, it is pretty much as good as a freehold in legal terms. These were common in the 1680's when the property was built, as a hangover from the Norman Conquest when large areas of the country were owned by the King and lands were granted to Knights of the Realm as reward for support for the King in battle. The practice was continued on, particularly in areas fought over, or likely to be fought over, as in the Civil War. It was a legal mechanism to stop complete title being stolen by an invading king. Please do not think of it as a typical leasehold title as found on modern properties and something to be feared!

Ground Floor:

Part glazed PVC front door to:

LIVING-DINING ROOM: 15'10 x 11'10 widening to 16'0.

PVC double-glazed windows to both front and rear aspects, down lighting, stripped pine floorboards, radiator, three period stripped pine doors, under-stairs cupboard, fireplace recess with woodburning stove, television and satellite connections, dimmer switch, telephone point, space for dining table and chairs, space for computer/study desk.

KITCHEN: 18'10 x 6'7 narrowing to 5'6.

Window to rear and three windows to side aspect, part glazed side door, down lighting, radiator, vinyl flooring, access to loft void, meter cupboard, central heating boiler concealed within wall unit, range of base and wall units with roll-edge laminate work surfaces and tiled surrounds, under unit lighting, integrated fridge/freezer, pull-out tall pantry cupboard, space for range cooker, wide extractor hood, 1 ½ bowl stainless steel sink unit, integrated slim line dishwasher.

First Floor:

LANDING:

Access to water tank, PVC double-glazed window, down lighting, stripped pine floorboards, exposed beam, shelved recess, period cupboard on staircase.

BEDROOM ONE: 9'11 x 9'10.

PVC double glazed front aspect window, plain plaster ceiling, pine floorboards, 3Ft deep wardrobe, access to loft void, thermostat, satellite connection, radiator.

BEDROOM TWO: 9'9(max) x 7'3

PVC double-glazed window to front aspect, plain plaster ceiling, pine floorboards, radiator.

BATHROOM:

Glass blockwork giving light from the landing, panel enclosed bath with power shower over, rail & curtain, tiled surrounds, pedestal wash hand basin, close coupled wc.

Outside:

REAR COURTYARD:

Refer to photograph.

AGENTS NOTE:

The walkway between this cottage and it's neighbour is shared access.

PARKING:

On-street parking in RESIDENT ONLY PARKING BAYS by subscription. Also, there is a temporary permit system in place for visitors of residents and provided as part of the subscription package by the Council.

Key Facts for Buyers:

EPC: Rating of D (60).

Council Tax: Band C

Approx. £2,296 per annum.

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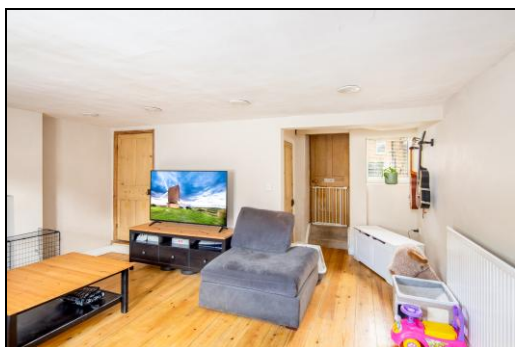
Front



Lounge Diner



Lounge Diner



Lounge Diner



Fireplace with Woodburning Stove

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Kitchen



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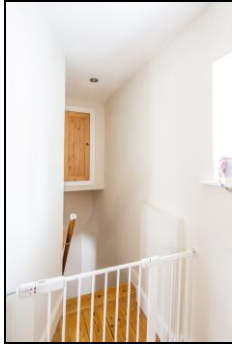
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Landing



Bedroom One



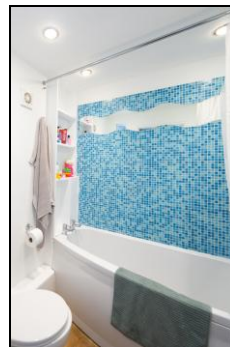
Bedroom One



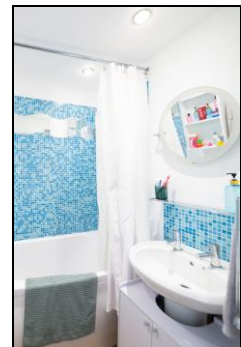
Bedroom One



Bedroom Two



Bathroom



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

EPC

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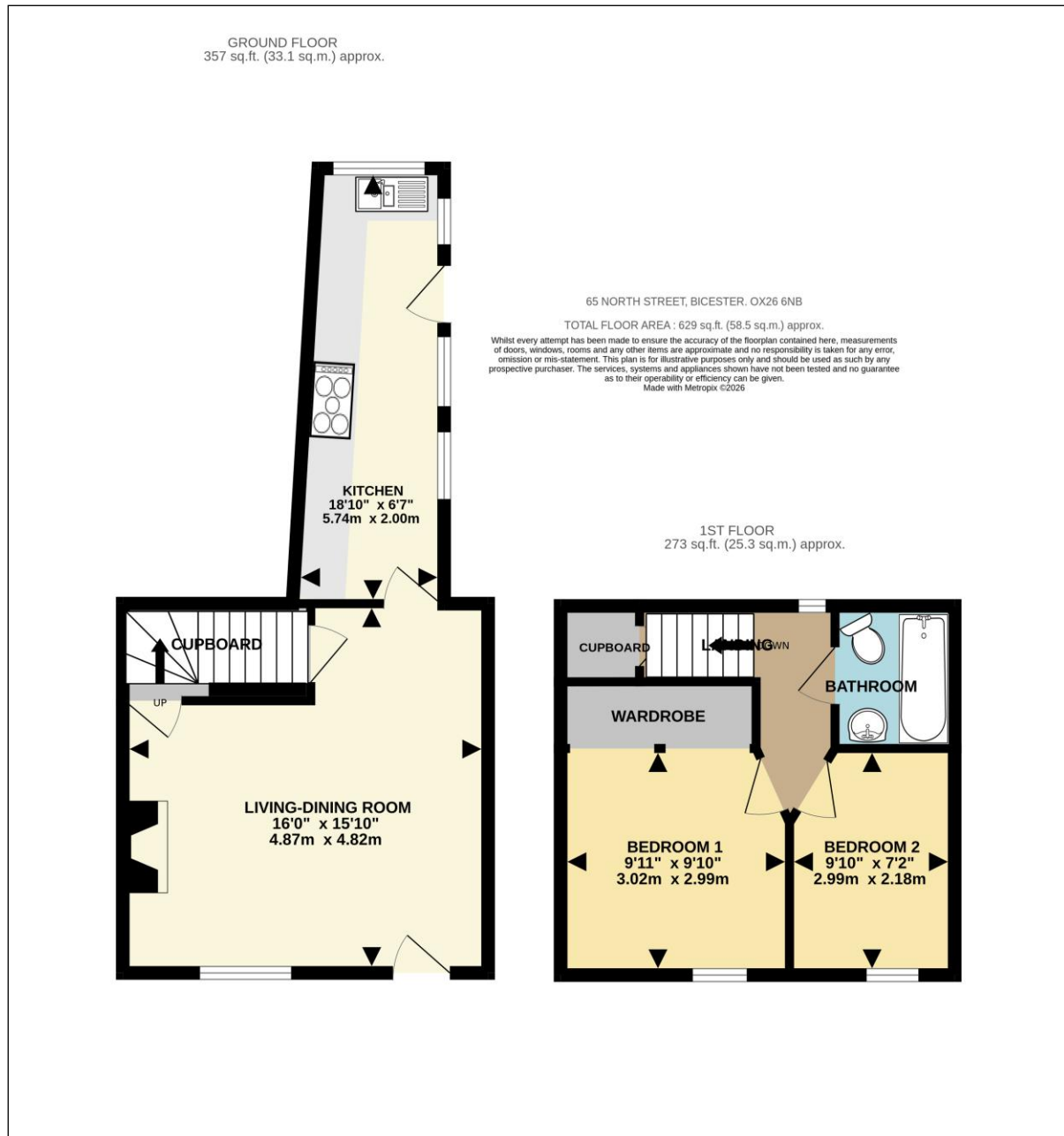
Space for Notes:

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