

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**4 The Old Power Station, The Garden Quarter,
Caversfield, Bicester, Oxfordshire. OX27 8AE**

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Web: www.bartonfleming.co.uk
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62 North Street, Bicester. OX26 6NF

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249922

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A modern build from July 2012 following a 1920's theme to replicate the look and feel of the ex-RAF buildings that surround it. The Garden Quarter being part of the old RAF Bicester site consists of the only complete surviving set of world war II RAF buildings.

LEASEHOLD BUNGALOW (with estate fees)

£ 375,000

- ❖ 175-year lease from July 2012, 161 years remaining
- ❖ Open plan Kitchen – Dining – Living Area
- ❖ Utility, Plant and Communications Cupboard
- ❖ Inner Hall, Main Bathroom
- ❖ Two Double Bedrooms
- ❖ En-Suite Shower Room
- ❖ South-West Facing Garden
- ❖ Two Parking Spaces (side-by-side)
- ❖ Gas to Underfloor Heating and Heat Recovery/Moisture Discharge System
- ❖ No Chain

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Key Facts for Buyers:

EPC: Rating of C (76).

Council Tax: Band C

Approx. £2,212 per annum.

Leasehold Information:

The property is leasehold due to its roof being the roof terrace of the building it adjoins to the rear.

Lease start: 1 July 2012

Lease length: 175 years

Remaining Lease: 161 years

(as at listing June 2026)

Ground Rent: £250 per annum, reviewable every 20 years (next review in 2032)

Management Fees: approx. £1,887 per annum (payable bi-annually)

Construction Notes:

Although made to look older the construction was completed in 2015 and is to modern specification. The doors along the front are of particular note, being 3'9 wide Norrsken Scandinavian designed 'Rationel' branded type and made to a high specification of aluminium-faced wood yet following classic Art Deco proportions for the panes. There is underfloor heating throughout the property, which runs off the boiler with individual room thermostats.

There is an 'Airflow Duplexvent' heat recovery / moisture disposal system, which is mounted in the utility cupboard alongside the boiler. This unit distributes clean, filtered air throughout the property once it has been heated by the heat recovery system. Each room has a vent serving the system.

Outside:

The property has its own garden which is hidden behind a 6 Ft hedge. As such, it feels secluded and private, which, is rare for properties on The Garden Quarter. Additionally, The Garden Quarter as a whole occupies 23 acres and has a distinct parkland feel with large open green spaces for communal use.

Allocated parking for two cars. There are additional visitor parking spaces (available to all) close by.

Transportation:

Bicester North Station is 1.3 miles (about a 20 minute walk) with a journey time to London Marylebone of 45 minutes.

Bicester Village Station serves Oxford and Marylebone while also being on the East-West Oxford to Cambridge line, which is currently under construction.

To the North: M40 Junction 10 is a 6-minute drive via B4100. To the South: M40 Junction 9 is a 10-minute drive via A41 and A4095.

Site History:

Before being developed with a full set of buildings RAF Bicester was a World War 1 training airfield from about 1916. The earliest recorded flight from the site being around 1911. The Garden Quarter makes up a large part of the old RAF Bicester site which was built from 1918-1922 and re-developed in 1925 as a bomber station.

The buildings followed an Art Deco theme. It is the reason that the railway which now passes under the new fly-over on the ring road and comes over from the North of Launton and Marsh Gibbon exists. It brought the large number of bricks used to make the dozens of buildings needed to create an operational airfield.

The buildings on the Bicester Heritage site across Buckingham Road, formally RAF Bicester, and The Garden Quarter make up the only complete set of operational RAF buildings to survive World War II, despite being bombed. This is why you see them in films, and also, why it is a conservation area today. If you look closely at surrounding buildings, you can still find replaced bricks and small pit-holes from flying shrapnel from the bombing. The air raid bunker earthworks are still intact, notably just past the entrance to Bicester Heritage. The large building to the rear of The Old Power Station was originally the Military Hospital and the archway to the rear being access to old Accident & Emergency Ward.

This site is crammed with history.

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Accommodation:

From the road all you can really see of the property is the front gate in the middle of a 6Ft hedge.

STORM PORCH:

Postbox, ground level gas meter box, glazed aluminium-faced wooden security door to:-

OPEN PLAN LIVING-DINING-KITCHEN SPACE: 10'5 x 18'5.

Front aspect glazed aluminium-faced wooden security door to the garden, plain plaster ceiling, down lighting, heat recovery vent, engineered Oak flooring with under floor heating on a wet system, 'Virgin' point, TV point, 'Virgin' telephone socket, under floor heating controller. Range of tall, base and wall units, square edge laminate worktops, upstands and backsplash, 600mm tall unit with fitted double cavity fan oven-grill, 4-ring gas hob, pull-out extractor hood, 1000mm base unit with two 500mm doors, 1000mm cutlery & pan drawers, 600mm tall unit housing 1040mm integrated fridge & 650mm freezer. Further units with 600mm under-sink base unit, 1½ bowl stainless steel sink, integrated dishwasher, 2nd 600mm base unit, breakfast bar.

UTILITY, PLANT & COMMUNICATIONS CUPBOARD.

RCD/MCB electricity consumer unit, wall mounted 'glow worm' boiler, 'Airflow Duplexvent' heat recovery/ moisture disposal system, underfloor heating circuit termini, TV signal splitter, electricity smart meter, space for washing machine. (NB There are also some spare bathroom tiles left here, just in case!)

INNER HALL:

Plain plaster ceiling, Under floor central heating control (for hall & bathroom)

BATHROOM: 7'11 x 6'4.

Plain plaster ceiling, extractor for heat recovery and moisture disposal, ceramic tiled floor, chrome heated towel rail, bath with mixer tap and shower attachment, screen, wall hung wash-hand basin, shaver socket, concealed cistern dual flush WC.

BEDROOM ONE: 14'11 extending to 19'5 x 11'3 plus door recess.

Front aspect glazed aluminium-faced wooden security door to the garden, plain plaster ceiling, down lighting, underfloor heating control, 'Virgin' point, TV point, 'Virgin' blank.

EN-SUITE: 7'7 x 4'3.

Plain plaster ceiling, down lighting, extractor for heat recovery and moisture disposal, chrome heated towel rail, ceramic tiled floor, 1100mm x 750mm shower enclosure with thermostatic shower, wall hung wash hand basin, shaver socket, concealed cistern dual flush WC.

BEDROOM TWO: 11'2 widening to 13'7 and narrowing to 5'6 x 9'3 deepening to 16'1. Refer to floor plan.

Front aspect glazed aluminium-faced wooden security door to the garden, plain plaster ceiling, downlighting, heat recovery vent, TV point, TV point, two 'Virgin' blanks, heating control.

Outside:

GARDEN:

South-West facing (215°).

PARKING: For two cars side-by-side.

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Elevated Front View



Front



Living-Dining-Kitchen Space



Living-Dining-Kitchen Space



Kitchen Area



Kitchen Area



Utility, Plant & Communications Cupboard



Bathroom

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Bedroom One with En-Suite



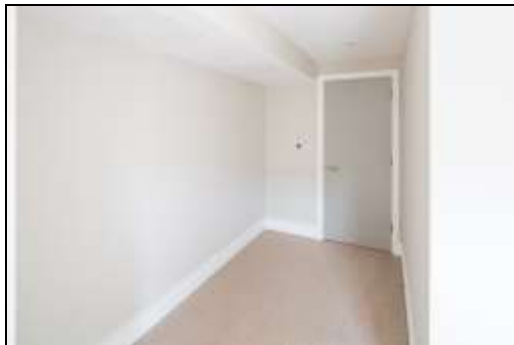
Bedroom One



En-Suite



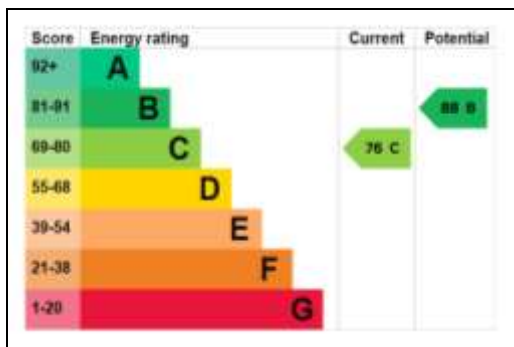
Bedroom Two



Bedroom Two - wardrobe/furniture space



South-West Facing Garden



EPC



South-West Facing Garden

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Space for Notes

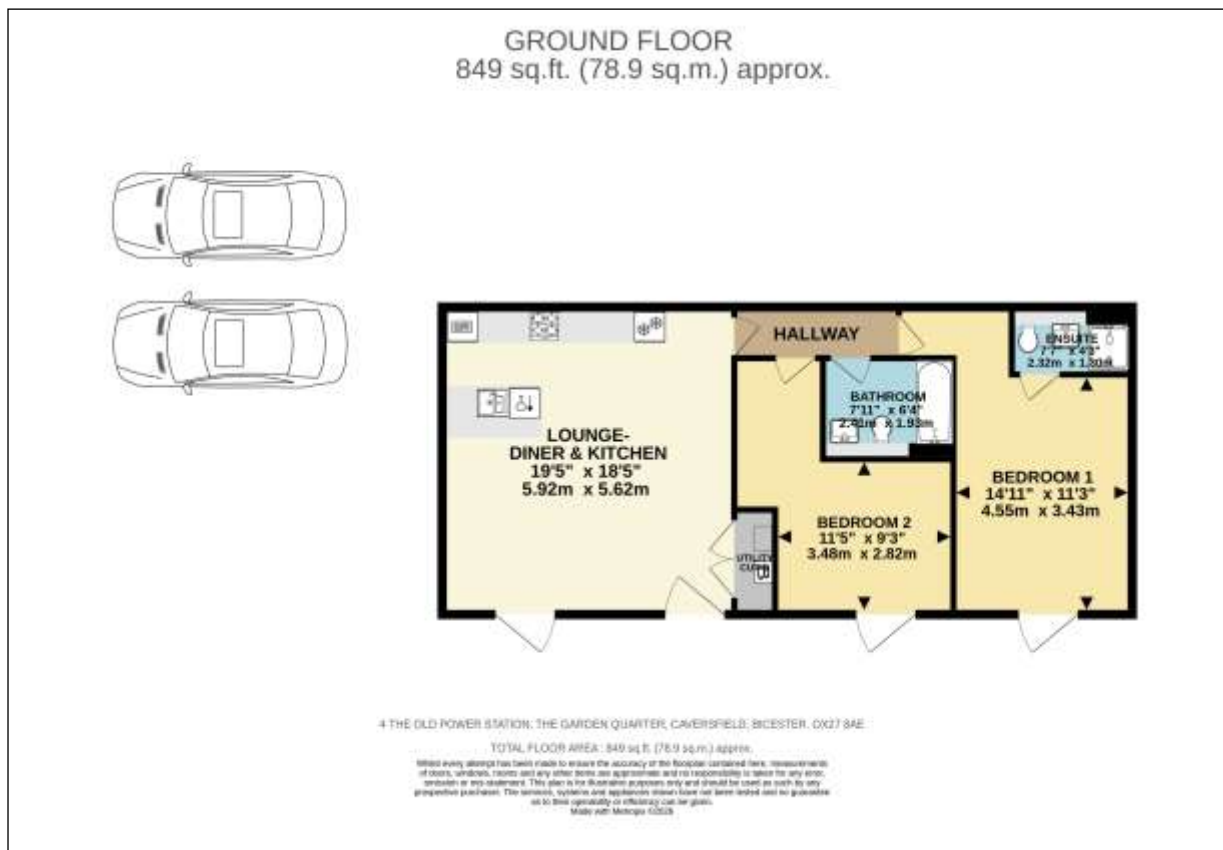
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