

# BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



**1 Beech Road, Launton, Oxfordshire. OX26 5AP**

*Located in a popular village and well positioned on a substantial wrap-around plot overlooking green space to the side, a four double bedroom house with two en-suites, detailed with a walled garden, double garage and driveway parking for four cars.*

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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

**1 Beech Road, Launton, Oxfordshire. OX26 5AP**



**Situated on a Substantial Corner Plot, a Four Bedroom Detached House with Cloakroom, Living Room, Family Room, Kitchen Diner, Utility Room, Galleried Landing, Bathroom and Two En-Suites, Rear Garden and Double Garage with Parking for Four Cars**

**FREEHOLD**

**£ 675,000**

- ❖ Entrance Hall and Cloakroom
- ❖ Living Room
- ❖ Family Room
- ❖ Kitchen Diner and Separate Utility Room
- ❖ Galleried Landing
- ❖ Four Double Bedrooms
- ❖ Family Bathroom and Two En-Suites
- ❖ Large Rear Garden
- ❖ Double Garage and Driveway Parking for Four Cars

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### Ground Floor:

#### **SLOPING OPEN PORCH:**

Outside courtesy light, part-glazed security front door to:

#### **ENTRANCE HALL: 16'0 x 10'0 narrowing to 5'5 to 4'2**

Plain plaster ceiling, downlighting, ceramic tiled floor, radiator, understairs cupboard enclosing metal RCD/MCB electricity consumer unit, internet router, staircase.

#### **CLOAKROOM: 6'7 x 5'2**

Side aspect PVC window, downlighting, plain plaster ceiling, ceramic tiled floor, dual flush close coupled WC, wall hung wash hand basin.

#### **LIVING ROOM: 21'8 x 11'1**

Front aspect PVC window, rear aspect PVC French doors and windows either side, plain plaster ceiling, multimedia point including Cat 6, two radiators, dimmer switch.

#### **FAMILY ROOM/STUDY: 13'8 into bay x 10'5**

Front aspect PVC window, side aspect bay window, plain plaster ceiling, ceramic tiled floor, radiator.

#### **KITCHEN DINER: 18'9 x 12'1 narrowing to 9'10**

Side aspect PVC window, rear aspect PVC window, side aspect PVC French doors and windows to either side to garden, plain plaster ceiling, downlighting, two radiators, ceramic tiled floor, TV point. Range of tall base and eye level units, mirror fleck Quartz worksurfaces and upstands, tall unit (600mm wide) with 780mm integrated fridge and 810mm integrated freezer (4-drawers), 1000mm corner base unit with 500mm door, 600mm integrated dishwasher, 600mm undersink base unit, 1½ bowl "Blanco" sink, 450mm shallow base unit, 600mm base unit, 900mm cutlery and pan drawers, 750mm 5-ring stainless steel gas hob, Granite splashback, 600mm wine chiller, tall unit (600mm wide) with fan-oven/oven grill with 500mm and 550mm cupboards above and below, tall unit (600mm wide) enclosing "Ideal Logic Heat H24 boiler.

#### **UTILITY ROOM: 6'7 x 5'2**

Rear aspect PVC window, radiator, plain plaster ceiling, ceramic tiled floor, matching units, space for washing machine, space for tumble dryer, under mounted stainless steel sink, 150mm base unit.

### First Floor:

#### **GALLERIED LANDING:**

Plain plaster ceiling, access to loft space, airing cupboard with pressurised tank, radiator.

#### **BATHROOM: 8'3 x 6'2**

Front aspect PVC window, plain plaster ceiling, extractor fan, downlighting, luxury vinyl flooring, chrome heated towel rail, 780mm x 780mm shower enclosure, thermostatic shower, sliding head support, panel enclosed bath with mixer tap shower attachment, tiled surrounds, dual flush close coupled WC, wall hung wash hand basin and drawers under, shaver socket.

#### **BEDROOM ONE: 13'1 x 12'3**

Rear aspect PVC window, plain plaster ceiling, radiator, wardrobe recess.

#### **EN-SUITE: 7'5 x 6'7 narrowing to 3'11**

Side aspect PVC window, plain plaster ceiling, downlighting, extractor fan, luxury vinyl flooring, chrome heated towel rail, 960mm x 780mm shower enclosure, thermostatic shower, sliding head support, dual flush close coupled WC, wall hung wash hand basin with drawers under, shaver socket.

#### **BEDROOM TWO: 11'4 x 11'3**

Rear aspect PVC window, plain plaster ceiling, radiator.

#### **EN-SUITE: 6'45 x 5'5**

Rear aspect PVC window, plain plaster ceiling, downlighting, extractor fan, luxury vinyl flooring, chrome heated towel rail, 780mm x 780mm shower enclosure, thermostatic shower, sliding head support, dual flush close coupled WC, wall hung wash hand basin with drawers under, shaver socket.

#### **BEDROOM THREE: 11'2 x 10'2**

Front aspect PVC window, plain plaster ceiling, radiator.

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### **BEDROOM FOUR: 12'0 shortening to 9'11 x 8'3**

Front and side aspect PVC windows, plain plaster ceiling, radiator.

### **DOUBLE GARAGE: 20'6 x 19'8**

Up and over doors, light and power, eaves storage, driveway parking for two-by-two cars with two in garage (six in total).

### **Outside:**

#### **GARDENS: refer to photograph**

Large corner plot with gardens to front, side and rear.

### **Key Facts for Buyers:**

EPC: Rating of C (76).

**Council Tax:** Band F

Approx. £3,760 per annum.

### **Freehold Charges:**

**Management Company:** Launton Residents Management Co Ltd

**Management Charges:** £444 per annum, paid half yearly.



Rear Garden



Rear Garden



Rear Garden



Double Garage and Driveway Parking

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Kitchen Diner



Front



Entrance Hall



Kitchen Diner



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Entrance Hall



Living Room



Cloakroom and Utility Room



Living Room



Kitchen Diner



Galleried Landing



Kitchen Diner



Bedroom One

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Living Room



Living Room



Galleried Landing



En-Suite to Bedroom One

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Bedroom Two



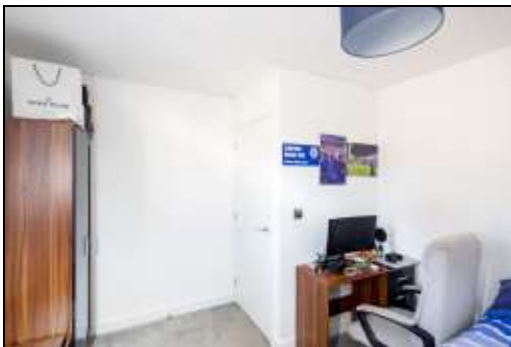
Bedroom Two



En-Suite to Bedroom Two



Bedroom Four



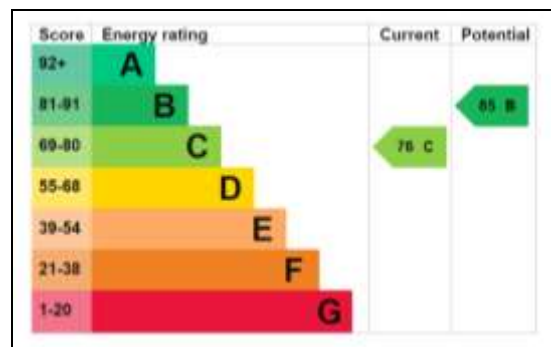
Bedroom Three



Bedroom Three



Family Bathroom



EPC

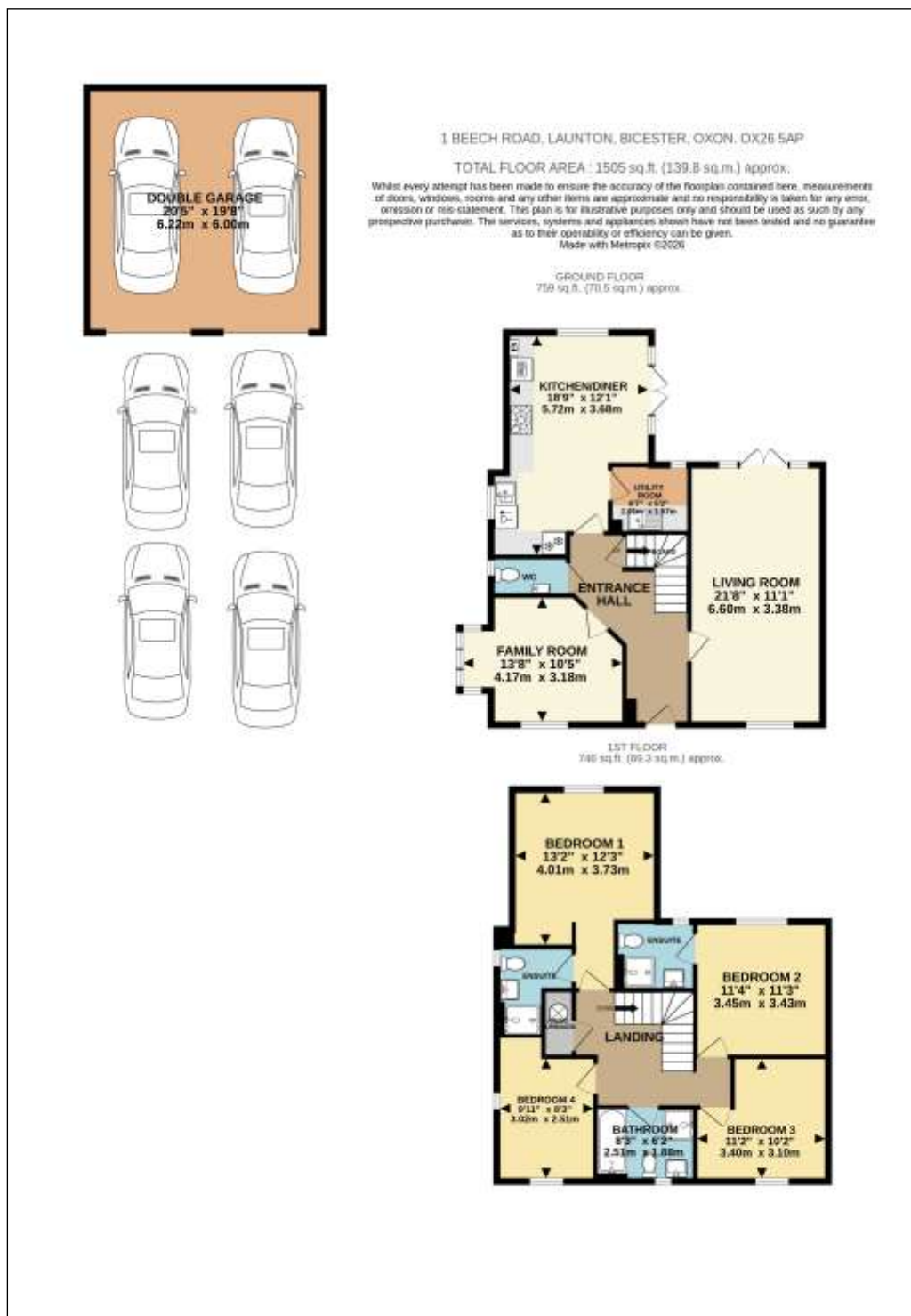
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