

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



## **8 Tay Gardens, Bicester, Oxfordshire. OX26 2BX**

*A four-bedroom detached with good-sized bedrooms,  
a dressing room and re-fitted en-suite to bedroom one,  
re-fitted kitchen breakfast room open plan to the dining area,  
South-South-West facing rear garden, Garage &  
Parking for 2-3 cars on the front.*

# BARTON FLEMING

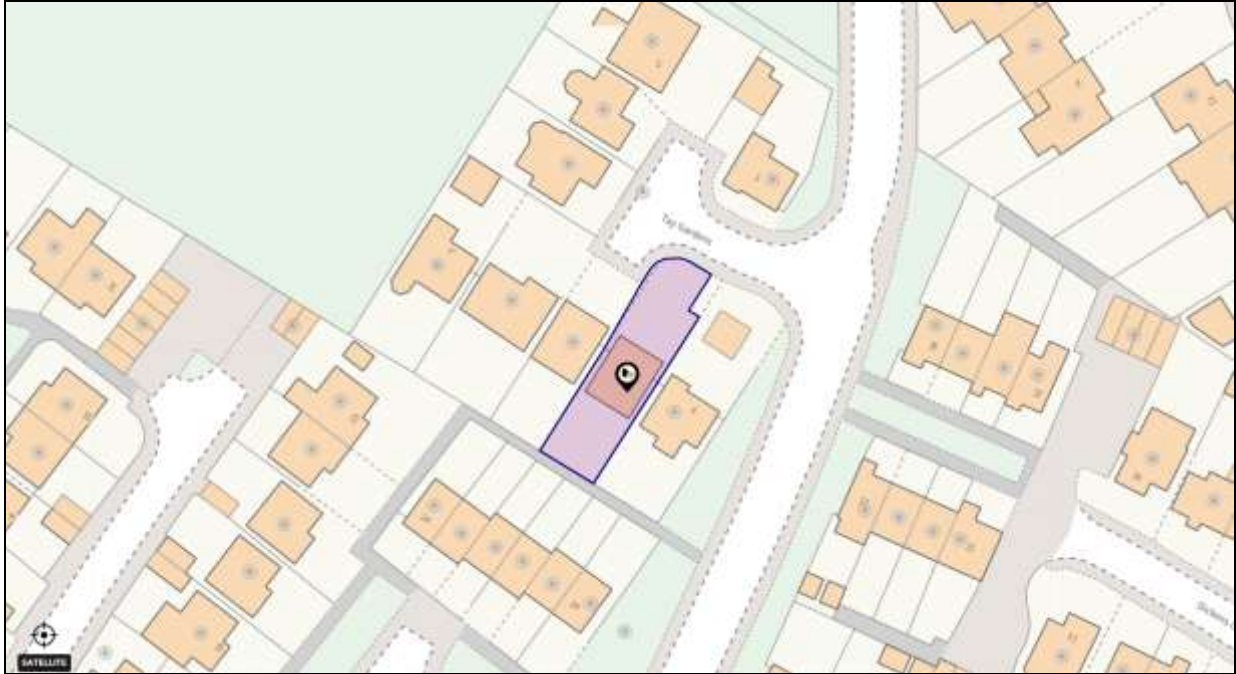
INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

## 249922

**8 Tay Gardens, Bicester, Oxon. OX262BX**



**Four Bedroom Detached with a South-South-West facing Garden,  
Re-fits to Shower Room, En-Suite and Kitchen-Breakfast Room  
Plus Garage & Driveway Parking for 2-3 cars.**

**FREEHOLD (without fees)**

**£ 525,000**

- ❖ Sloping Open Porch, Entrance Hall, Cloakroom
- ❖ Living Room with Fireplace and French Doors to the garden
- ❖ 20Ft long) Kitchen Breakfast Room Re-fitted (May 22 with twin ovens
- ❖ Open plan to Dining Area
- ❖ Landing, Shower Room Re-fitted (Dec '22)
- ❖ Four Good Sized Bedrooms (3 Doubles and a Large Single that you could get a double bed in)
- ❖ Dressing Room with Wall-to-wall wardrobes
- ❖ En-Suite Re-fitted (2021)
- ❖ South-South-West facing Rear Garden
- ❖ Garage & Off-Road Parking for 2-3 cars side-by-side on the front.

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

## 249922

### Key Facts for Buyers:

**Title:** Freehold  
**EPC:** Rating of C (74)  
**Council Tax:** Band E  
Approx. £3,193.61 per year.



### Ground Floor:

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

Letter box, outside courtesy light, part glazed security front door to:-

#### **ENTRANCE HALL:**

Plain plaster ceiling, down lighting, radiator, dimmer switch, under-stairs cupboard, staircase.

#### **CLOAKROOM: 5'7 x 2'8.**

Front aspect PVC window, radiator, dual flush close coupled WC, pedestal wash hand basin.

#### **LIVING ROOM: 14'3 x 12'4.**

Twin rear aspect PVC windows, rear aspect PVC French doors to the garden, coving, radiator, TV point, dimmer switch.

#### **DINING AREA: 10'10 x 8'6.**

Front aspect PVC window, plain plaster ceiling, down lighting, radiator, 'Karndean' luxury vinyl flooring. Open plan to:

#### **KITCHEN BREAKFAST ROOM: 19'0 x 8'6.**

Side aspect half glazed security door to the side path, rear aspect PVC window, plain plaster ceiling, down lighting, triple dimmer switch, 'Karndean' luxury vinyl flooring, 'Ideal Logic Heat 2 H18' boiler. Range of tall, base and wall units, roll-edge laminate worktops, breakfast bar and upstands, twin 600mm tall units each with a fan oven/grill, 500mm base unit, 800mm cutlery & pan drawers, 5-ring stainless steel gas hob, ceramic splash back, stainless steel extractor hood, 1000mm corner base with 500mm door and kidney tray magic corner, space for dishwasher, 600mm under-sink base unit, 'Blanco' stainless steel sink, space for washing machine, 3 x 500mm base units with the end one having slide-out drawers.

#### **LANDING:**

Loft hatch (*drop down ladder & boarded*), radiator.

#### **SHOWER ROOM: 8'6 x 5'2 widening to 8'5.**

Side aspect PVC window, plain plaster ceiling, extractor fan, down lighting, vinyl flooring, chrome heated towel rail, 1380mm x 800mm shower enclosure with thermostatic fixed rain head and second hand-held head with sliding head support, pedestal wash hand basin, dual flush close coupled WC.

#### **BEDROOM ONE: 14'4 x 9'3.**

Twin rear aspect PVC windows, radiator, dimmer switch. Arch to:

#### **DRESSING ROOM: 7'9 x 7'0.**

Wall-to-wall wardrobes either side.

#### **EN-SUITE: 7'9 x 3'10.**

Side aspect PVC window, extractor fan, vinyl flooring, chrome heated towel rail, fitted wall cabinets, 1170mm x 800mm shower enclosure with thermostatic fixed rain head, and second hand-held head with sliding head support, pedestal wash hand basin, dual flush close coupled WC.

#### **BEDROOM TWO: 14'6 x 8'11.**

Two front aspect PVC windows, radiator.

#### **BEDROOM THREE: 11'10 x 8'6.**

Front aspect PVC window, radiator, dimmer switch.

#### **BEDROOM FOUR: 8'6 x 9'1 deepening to 12'4.**

Rear aspect PVC window, radiator.

### Outside:

#### **FRONT & GARAGE: 17'0 x 7'9.**

Off-road parking for 2-3 cars side-by-side. Up-and-over door, light & power, plastered ceiling,

#### **REAR GARDEN: Refer to photos.**

215° Magnetic South-South-West orientation, tap, patio, side gate.

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

## 249922



Front



Hall



Cloakroom



Dining Area open plan to Kitchen Breakfast



Kitchen Breakfast Room refitted May 22



Kitchen Breakfast Room refitted May 22



Living Room



Living Room

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

## 249922



Shower Room Refitted Dec 22



Bedroom One



Bedroom One



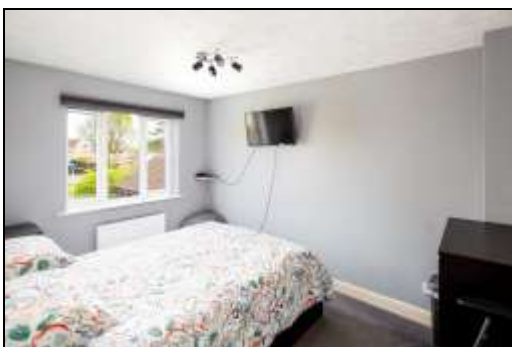
Bedroom One



Dressing Room



En-Suite - refitted 2021



Bedroom Three



Bedroom Four

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

## 249922



Bedroom Two



Bedroom Two



Bedroom Two



Rear Elevation



South-South-West Rear Garden

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922



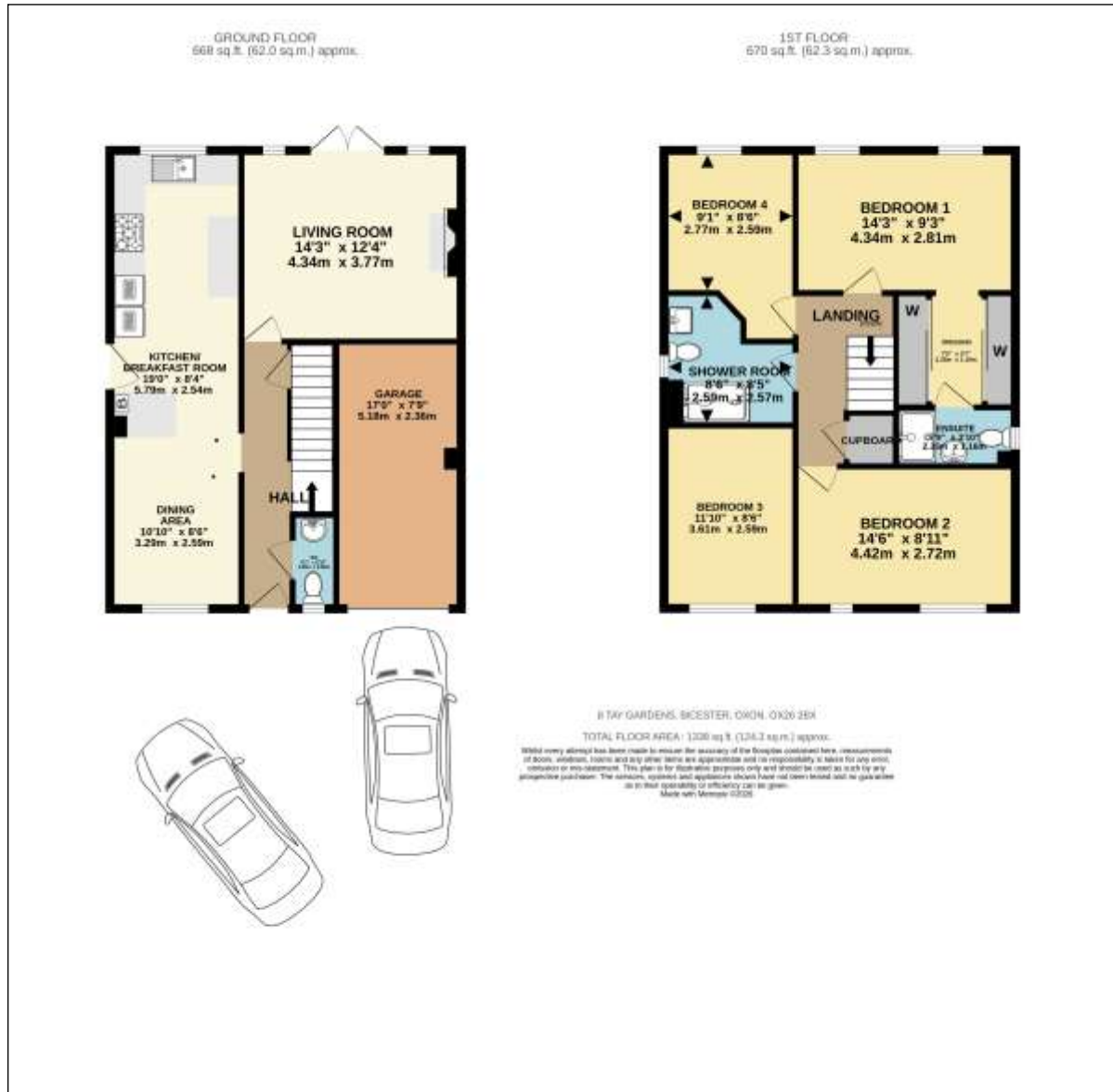
## Space for Notes

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)  
**249922**



These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make or give and neither Barton Fleming nor any person in their employment, has authority to make or give any representation or warranty whatsoever in relation to this property. Land Registry Plans are provided as guidance only and while LRP documents are generated from what is registered at the point at when the plans are downloaded for use in these particulars, they are not guaranteed to represent the property title at any given moment. Buyers should satisfy themselves through their solicitor as to the accuracy of the land registration at any given moment.