BARTON FLEMING

INDEPENDENT ESTATE AGENTS

13 Osprey Close, Bicester, Oxfordshire. OX26 6YH

In lovely order, with re-fits to the luxury kitchen, en-suite and boiler and having a wide and deep driveway capable of taking up to six cars, this property also has a porch extension and the garage converted to a playroom/study.

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13 Osprey Close, Bicester, Oxfordshire. OX26 6YH

A beautifully presented four-bedroom detached home with rare driveway parking for up to six cars and tucked away at a quiet end of a cul-de-sac location in the sought-after Langford Village

FREEHOLD **Offers in Excess of: £ 525,000**

- **Entrance Hall and Refitted Cloakroom**
- **Study/Family Room**
- **Living Room**
- **Luxury Refitted Kitchen Diner**
- **Landing**
- **Four Bedrooms**
- **Family Bathroom and En-Suite**
- **Front and Rear Gardens**
- **Driveway Parking for up to Six Cars and Two Electric Car Charging Points**
- **Close to Local Amenities**

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General:

Located at the head of the cul-de-sac, this home enjoys a good position within the road and a level of privacy and peace that is harder to find. The wide, deep driveway offers parking for up to six vehicles, and rarely, comes complete with two electric car charging points.

The inside is presented in lovely order, having quality re-fits throughout. At the heart of this home is a luxury refitted kitchen/diner spanning over 24 feet. With Quartz worksurfaces, a Belfast sink, a Quooker filtered-water tap, twin ovens and an induction hob it opens out to the garden through French doors. The living room flows openly from the kitchen/diner and enjoys a bay window to the front. A versatile study/office/family room (converted from the garage, subject to Building Regulations) gives valuable flexible space for home working or a playroom, alongside a refitted cloakroom.

Upstairs are four bedrooms served by a family bathroom. The principal bedroom has a deep built-in wardrobe and a refitted en-suite shower room.

The South-West-facing rear garden is a real sun-trap and benefits from a patio with electric awning.

Langford Village is one of Bicester's most desirable settings. Being few minutes from local cafés, shops, pubs, parks, and well-regarded schools. All this within easy reach of Bicester Village designer outlet and the town's mainline rail links to London Marylebone, Birmingham New Street and Oxford. The rail infrastructure expansion project to Cambridge is already underway.

Ground Floor:

Part glazed security front door to:

ENTRANCE PORCH:
Front aspect PVC window either side of the front door, ceramic tiled floor, PVC front door to:

ENTRANCE HALL:
Plain plaster ceiling, luxury vinyl flooring, staircase.

STUDY-CUM-FAMILY ROOM: 16'2 x 17'2
Converted from the garage (subject to Building Control). Front aspect PVC window, plain plater ceiling, downlighting, radiator, luxury vinyl flooring, 8ft fitted wall unit, dimmer switch.

REFITTED CLOAKROOM: 5'6 x 3'0
Side aspect PVC window, plain plaster ceiling, downlighting, luxury vinyl flooring, heated towel rail, dual flush close coupled WC, wash hand basin with cupboard under.

LIVING ROOM: 16'3 into bay x 12'10
Front aspect PVC bay window, plain plaster ceiling, downlighting, luxury vinyl flooring, dimmer switch, wall-to-wall unit, open plan to:

LUXURY REFITTED KITCHEN DINER: 24'3 x 9'7
Dining Area: Rear aspect PVC French doors, plain plaster ceiling, downlighting, luxury vinyl flooring, space for table and 8 chairs.
Kitchen Area: Rear aspect PVC window, half glazed rear access door to garden, plain plaster ceiling, downlighting, luxury vinyl flooring, vertical radiator, understairs cupboard. Range of tall base and eye level units, granite worksurface and upstands, tall unit (700mm wide) providing space for washing machine and tumble dryer, tall unit (600mm wide) with fan oven/grill/ microwave combination, and second fan oven, tall unit (500mm wide) housing wall mounted boiler (*installed 2023*), 600mm bin cupboard, 600mm dishwasher, "Franke" Earthenware Belfast sink, Qooker tap with water filter, 1000mm corner base unit with 500mm door with magic corner, 300mm slide out base unit, 800mm cutlery and pan drawers, second 300mm slide out base unit., 4-ring ceramic induction hob, 1000mm extractor hood, shallow base units (300mm, 800mm, 300mm, 500mm).

First Floor:

LANDING:
Plain plaster ceiling, downlighting, access to loft space, airing cupboard.

BATHROOM: 6'5 x 6'3
Rear aspect PVC window, plain plaster ceiling, extractor fan, ceramic tiled floor, radiator, panel enclosed bath, mixer tap, thermostatic shower over, sliding head support, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM ONE: 12'11 x 9'8
Two front aspect PVC windows, plain plaster ceiling, radiator, deep built-in wardrobe, dimmer switch, TV point.

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REFITTED EN-SUITE:
Side aspect PVC window, plain plaster ceiling, downlighting, heated towel rail, wash hand basin with cupboard under, shaver socket, concealed cistern dual flush WC, 700mm x 690mm shower enclosure, thermostatic shower, rain head, second hand held head, aqua panels, wall light point.

BEDROOM TWO: 9'5 x 9'1
Rear aspect PVC window, plain plaster ceiling, built-in wardrobe, radiator.

BEDROOM THREE: 8'11 x 7'2
Front aspect PVC window, plain plaster ceiling, radiator.

BEDROOM FOUR: 7'11 x 6'2
Rear aspect PVC window, plain plaster ceiling, radiator.

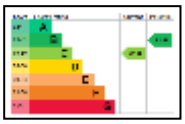
Outside:

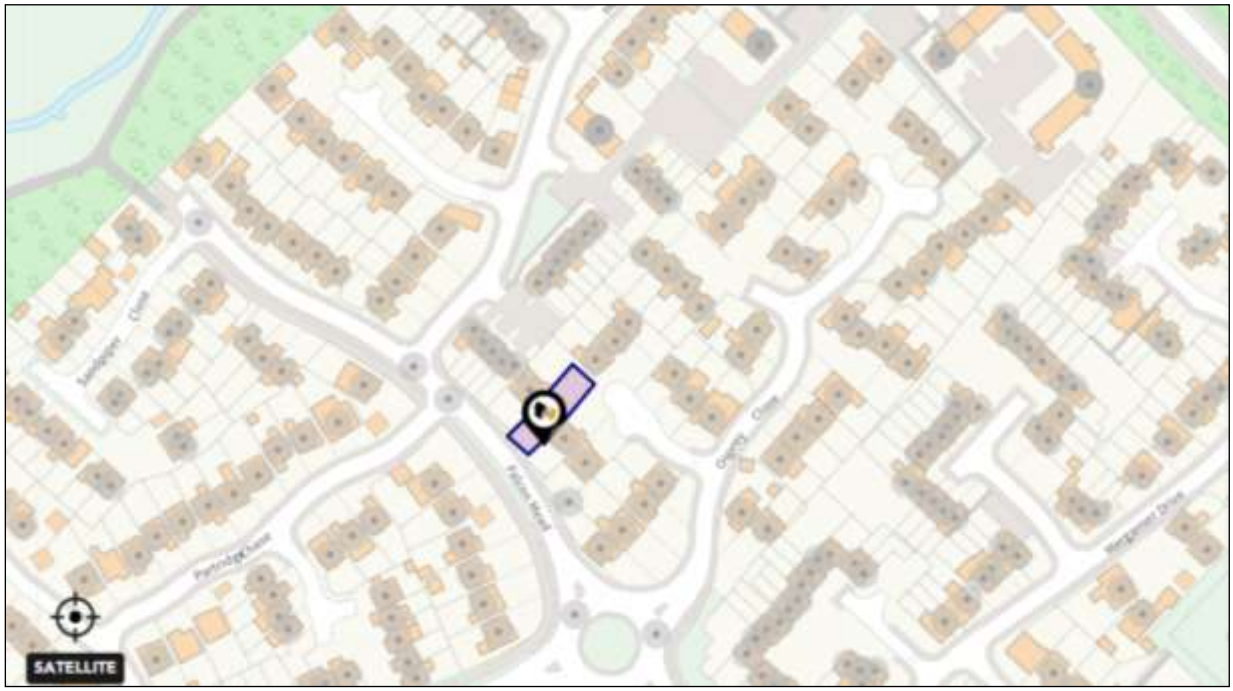
FRONT GARDEN: refer to photograph
Two electric car charging points.

REAR GARDEN: refer to photographs
South-West facing, patio, outside tap, gate, PIR light, electric awning.

Key Facts for Buyers:

EPC: Rating of C (72).
Council Tax: Band E
Approx. £3,157 per annum.





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Entrance Hall

Study-cum-Family Room

Study-cum-Family Room

Living Room

Cloakroom

Dining Room

Living Room

Kitchen Diner

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Kitchen Diner

Kitchen Diner

Bedroom One

Bedroom One

Bedroom One

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Bedroom Two

En-Suite to Bedroom One

Bedroom Four

Bathroom

Rear Garden

Rear Garden

Electric Awning over Rear Patio

Two Electric Car Charging Points

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