

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



32 Fortescue Drive, Chesterton, Oxfordshire. OX26 1UT

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

Tel: Bicester (01869)

249922

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A Four Bedroom Detached House on a Corner Plot with Cloakroom, Kitchen, Study, Conservatory, 26ft Living Area, Dining Area, Bathroom, Dressing Room and En-Suite to Bedroom One, Second En-Suite to Bedroom Two, Garage (converted to storage) and Driveway Parking

FREEHOLD

Offers in Excess of: £ 625,000

- ❖ Entrance Hall and Inner Hall
- ❖ Cloakroom
- ❖ Kitchen Breakfast and Utility Room
- ❖ Study
- ❖ Conservatory
- ❖ 26ft Living Area, open plan to Dining Area
- ❖ Four Bedrooms with En-Suite and Dressing Room to Bed 1
- ❖ Bathroom and Further En-Suite to Bedroom 2
- ❖ Front, Side and Rear Gardens
- ❖ Garage (converted to storage) and Driveway Parking

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating D (56)
Council Tax: Band F
Approx. £3,559 per annum.

Ground Floor:

Outside courtesy light, part leaded light glazed PVC front door to:

ENTRANCE HALL:

Plain plaster ceiling, downlighting, Oak flooring.

INNER HALL: 12'2 x 6'9

Plain plaster ceiling, downlighting, Oak flooring, radiator. Replaced staircase with stainless steel spindles and Oak banister rail, understairs cupboard.

CLOAKROOM: 5'3 x 3'2

Front aspect PVC window, plain plaster ceiling, downlighting, slate tiled floor, radiator, half tiled walls, dual flush close coupled WC, pedestal wash hand basin.

KITCHEN: 18'9 x 11'11 widening to 12'8

Rear aspect PVC window, rear aspect half glazed PVC door to conservatory with adjacent window, plain plaster ceiling, downlighting, slate tiled floor, vertical radiator. Range of tall base and eye level units, roll edge laminate worksurface, tiled surrounds, space for wide fridge freezer, 300mm tall slide out larder, 600mm cutlery and pan drawers, 500mm base unit, 800mm base unit with two 400mm doors, 800mm corner base unit with 400mm door, 300mm base unit, 1100mm corner base unit with 600mm door, integrated dishwasher, 1000mm undersink base unit with two 500mm doors, 1½ bowl "Franke" stainless steel sink, 400mm base unit, 200mm wine rack, 1000mm base unit with two 500mm doors, 900mm base unit with two 450mm doors, shallow 800mm tall unit. Central island with granite worksurface, fitted double cavity stainless steel and glass fan oven/oven grill, 4-ring ceramic hob, 600mm base unit, breakfast bar end.

STUDY: 7'10 x 5'2

Plain plaster ceiling, downlighting, slate tiled floor, radiator, open plan to:

CONSERVATORY: 17'0 x 8'0

Dwarf cavity base wall, PVC window sections, PVC French door with window to either side, pitched glass roof, wall light point, underfloor heating.

LOUNGE DINER:

Dining Area (13'10 x 12;9): Rear aspect PVC French doors to the patio, plain plaster ceiling, downlighting, Oak flooring, radiator, open plan to:

Lounge Area (18'5 narrowing to 12'0 x 26'):

Two front aspect PVC windows, plain plaster ceiling, downlighting, brick fireplace with Oak mantle, wood burner (*approx. 4k*), two TV points, telephone point, broadband hub (*Sky*), recessed shelves, second radiator, two further telephone points.

UTILITY ROOM:

Side aspect half glazed PVC door, plain plaster ceiling, downlighting, radiator, slated tiled floor. Base and eye level units, tiled surrounds, space for washing machine, space for tumble dryer, 600mm undersink base unit, 1½ bowl "Blanco" stainless steel sink, 500mm base unit.

FORMER GARAGE (now storage):

Side aspect half glazed door, plain plaster ceiling, floor standing "Worcester" oil boiler, further storage area.

First Floor:

LANDING:

Front aspect PVC window, plain plaster ceiling, downlighting, access to loft space.

BATHROOM: 9'9 x 8'4 narrowing to 7'2

Rear aspect PVC door, plain plaster ceiling, downlighting, extractor fan, ceramic tiled floor, tall heated towel rail, built-in cupboard, recessed shelves, corner bath, dual flush closer coupled WC, pedestal wash hand basin, cabinet enclosing shaver socket.

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BEDROOM ONE: 16'5 x 13'10

Twin rear aspect PVC windows, plain plaster ceiling, downlighting, radiator, TV point, telephone point, 'Sky' lead.

DRESSING ROOM: 8'6 x 8'0

Front aspect PVC window, plain plaster ceiling, downlighting, laminate flooring, access to loft space.

EN-SUITE WET ROOM: 8'5 x 5'5

Front aspect PVC window, plain plaster ceiling, downlighting, extractor fan, chrome heated towel rail, wet area with thermostatic shower, rain head and second hand held head, sliding head support, close coupled WC, wash hand basin with cupboard under, fully tiled walls.

BEDROOM TWO: 13'11 x 8'8 widening to 9'0

Twin front aspect PVC windows, plain plaster ceiling, downlighting, radiator, TV point.

EN-SUITE: 8'2 x 2'4

Plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, chrome heated towel rail, 900mm x 900mm shower enclosure with thermostatic shower, sliding head support, pedestal wash hand basin, dual flush close coupled WC, fully tiled walls.

BEDROOM THREE: 18'10 x 7'4

Front aspect dormer window, rear aspect PVC window, plain plaster ceiling, downlighting, access to loft space, radiator, TV point.

BEDROOM FOUR: 10'3 x 9'10

Rear aspect PVC window, plain plaster ceiling, downlighting, radiator, TV point.

Outside:

FRONT GARDEN: refer to photograph

Driveway parking for two cars (*approx. 24ft deep*).

REAR GARDEN: refer to photographs

Indian sandstone patio, outside tap, 230° South-West.



Rear Garden



Rear Elevation

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Entrance Hall and Inner Hall



Kitchen



Kitchen



Kitchen



Conservatory



Conservatory



Study



Lounge Diner

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Living Area



Living Area



Living Area



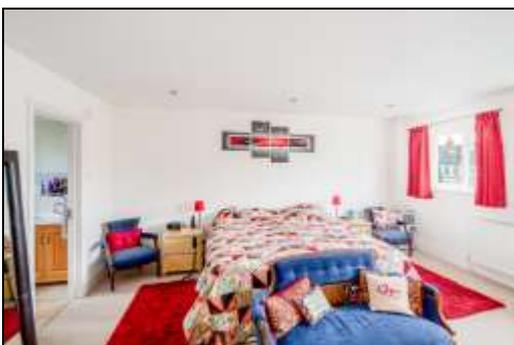
Dining Area



Bathroom



Utility Room



Bedroom One



Bedroom One

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Dressing Room to Bedroom One



Bedroom One



En-Suite to Bedroom One



Bedroom Four



Bedroom Two



En-Suite to Bedroom Two



Bedroom Three



Bedroom Three

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