

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**4 Amott Road, Upper Heyford, Oxfordshire. OX25 5BJ**

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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

**4 Amott Road, Upper Heyford, Oxfordshire. OX25 5BJ**



**A Five Bedroom Detached House with Cloakroom, Living Room, Kitchen-Dining-Family, Utility Room, Bathroom and Two En-Suites, Front and Rear Gardens, Tandem Garage and Driveway**

**FREEHOLD**

**£ 695,000**

- ❖ Entrance Hall and Cloakroom
- ❖ Living Room
- ❖ Kitchen-Dining-Family and Separate Utility Room
- ❖ Landing
- ❖ Five Double Bedrooms
- ❖ Family Bathroom and Two En-Suites
- ❖ Front and Rear Gardens
- ❖ Tandem Garage and Driveway
- ❖ Close to Local Amenities

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### Ground Floor:

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

#### **ENTRANCE PORCH: 5'8 x 5'2**

Side aspect PVC window, front aspect PVC windows either side of front door, plain plaster ceiling, downlighting, "Karndean" flooring, part-glazed security front door to:

#### **ENTRANCE HALL: 11'8 deep**

Plain plaster ceiling, "Karndean" flooring, central heating thermostat, understairs cupboard housing broadband service box, turning staircase, radiator.

#### **STUDY: 10'2 x 7'9**

Front and side aspect 5-pane corner window, plain plaster ceiling, bespoke made office furniture (*desk, drawers, shelving, cupboards, book shelf - refer to photograph*), "Karndean" flooring, radiator, CAT 6 point.

#### **LIVING ROOM: 15'1 x 12'7 extending to 15'1 into bay**

Front aspect PVC bay window, plain plaster ceiling, two radiators, "Karndean" flooring.

#### **CLOAKROOM: 5'8 x 3'9**

Side aspect PVC window, plain plaster ceiling, "Karndean" flooring, dual flush close coupled WC, pedestal wash hand basin.

#### **KITCHEN-DINING-FAMILY: 31' overall x 12'0**

##### **Kitchen Area (12'0 x 10'2):**

Rear aspect PVC window, plain plaster ceiling, downlighting, extractor fan, "Karndean" flooring, vertical radiator. Range of tall base and eye level units, granite worksurfaces and upstands, tall unit (600mm wide) with microwave shelf, tall unit (600mm wide) with double cavity stainless steel and glass fan oven/oven grill and proving drawer, 400mm base unit, 1000mm cutlery and pan drawer, 800mm corner base unit with 400mm door and magic corner, integrated dishwasher, undermounted stainless steel sink, "Quooker" tap, second 800mm corner base unit with 400mm door and magic corner, 1000mm base unit with two 500mm doors, open plan to:

##### **Dining Area (12'0 x 10'2):**

Rear aspect PVC French doors and windows either side, tall unit (600mm wide) with 780mm integrated fridge and 840mm integrated freezer, second tall unit (600mm wide) with 780mm integrated fridge and 840mm integrated freezer., tall larder unit (600mm wide) with five slide-out shelves, open plan to:

##### **Family Area (10'8 x 12'):**

Front aspect PVC window, plain plaster ceiling, "Karndean" flooring.

##### **UTILITY ROOM:**

Side aspect half glazed door, plain plaster ceiling, extractor fan, "Karndean" flooring, radiator, airing cupboard enclosing pressurised "Evocyl Air" hot water cylinder, "Ideal Logic Heat H18" boiler, 800mm base unit with two 400mm doors, second 800mm base unit with two 400mm doors, 600mm base unit and integrated washing machine.

### First Floor:

#### **LANDING:**

Plain plaster ceiling, access to loft space, radiator.

#### **BATHROOM: 6'10 x 6'3**

Side aspect PVC window, plain plaster ceiling, extractor fan, "Karndean" flooring, chrome heated towel rail, double ended panel enclosed bath with centre tap, thermostatic shower over, sliding head support, screen, dual flush close coupled WC, pedestal wash hand basin, shaver socket.

#### **BEDROOM ONE: 20'2 narrowing to 12'11 x 14'4 narrowing to 5'11**

Front aspect 5-pane PVC window, plain plaster ceiling, two radiators, built-in wardrobe, central heating thermostat.

#### **EN-SUITE: 6'10 x 5'0**

Side aspect PVC window, plain plaster ceiling, extractor fan, "Karndean" flooring, chrome heated towel rail, shower enclosure, dual flush close coupled WC, pedestal wash hand basin, shaver socket.

#### **BEDROOM TWO: 12'3 x 10'2 widening to 12'10 into doorway**

Rear aspect PVC window, plain plaster ceiling, radiator, CAT6 point.

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### EN-SUITE: 6'10 x 5'1

Side aspect PVC window, plain plaster ceiling, extractor fan, "Karndean" flooring, chrome heated towel rail, shower enclosure, dual flush close coupled WC, pedestal wash hand basin, shaver socket.

### BEDROOM THREE: 10'0 x 8'10

Rear aspect PVC window, radiator, TV point, CAT6 point.

### BEDROOM FOUR: 10'0 x 8'10

Rear aspect PVC window, radiator, TV point, CAT6 point.

### BEDROOM FIVE: 10'6 x 7'10 extending to 11'8 into doorway

Front aspect PVC window, radiator, CAT6 point.

### Outside:

**FRONT GARDEN:** refer to photograph

**REAR GARDEN:** refer to photographs

External power, 'Faux; grass, deck, tap, BBQ area.

### **GARAGE: 23'10 x 10'3**

Refer to floor plan. Originally a tandem length garage, now with a stud wall in to separate the areas. Light and power, eaves storage, bike store to front (7'10 x 10'3) with up and over door.

### Key Facts for Buyers:

**EPC:** Rating of B (85).

**Council Tax:** Band F

Approx. £3,731 per annum.



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Front



Entrance Porch



Entrance Hall and Cloakroom



Entrance Hall



Living Room



Living Room



Living Room

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Kitchen-Dining-Family



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Family Area



Kitchen-Dining-Family



Family Area



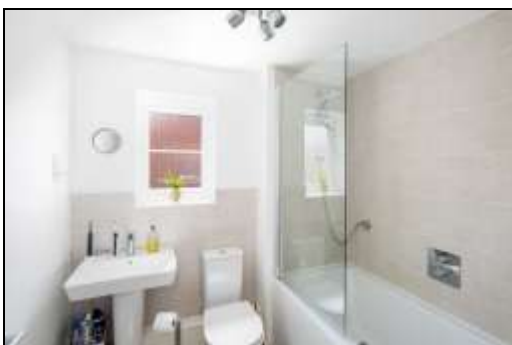
Utility Room



Study



Landing



Family Bathroom



Bedroom One

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Bedroom One



Bedroom One



En-Suite to Bedroom One



Bedroom Two



Bedroom Two



En-Suite to Bedroom Two



Bedroom Three



Bedroom Four

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Bedroom Five



Rear Garden



Patio Area



Rear Elevation



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**Space for Notes**

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