

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**7 Buxton Close, Bicester, Oxfordshire. OX26 1FG**

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**7 Buxton Close, Bicester, Oxfordshire. OX26 1FG**



**Four Bedroom Cala Built Detached House set over Three Floors with Living Room, Kitchen Family Diner, First Floor Bathroom and En-Suite and Dressing Room, Second Floor Shower Room, Front and Rear Gardens, Garage and Driveway Parking for 2-3 Cars in Tandem**

**FREEHOLD**

**£ 525,000**

- ❖ **Approx. 1,627 sq ft of Internal Living Space**
- ❖ **Four Bedrooms across Three Floors**
- ❖ **Two Bathrooms, plus Ground Floor WC**
- ❖ **Open-plan Kitchen/Family/Dining Room with Skylights**
- ❖ **Separate 18'10" Living Room with bay window**
- ❖ **Main Bedroom with En-Suite and Walk-In Dressing Room**
- ❖ **South-West facing Rear Garden with Extended Patio Area**
- ❖ **Premium Shutters fitted to Front-Facing Windows**
- ❖ **Amtico Flooring throughout Ground Floor**
- ❖ **Driveway Parking for Two Vehicles plus Garage**
- ❖ **Located in Kingsmere, close to Bicester Village, Train Stations and Local Schools**

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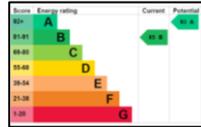
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### Key Facts for Buyers:

**EPC:** Rating of B (85).  
**Council Tax:** Band F  
Approx. £3,559 per annum.



### Ground Floor:

#### **STORM PORCH:**

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

#### **ENTRANCE HALL:**

Plain plaster ceiling, "Amtico" flooring, radiator, understairs cupboard, turning staircase, built-in cupboard, ground floor central heating thermostat.

#### **CLOAKROOM: 6'3 x 3'1**

Side aspect PVC window, plain plaster ceiling, downlighting, "Amtico" flooring, chrome heated towel rail, wall hung wash hand basin, concealed cistern dual flush WC.

#### **LIVING ROOM: 17'2 plus 1'8 into bay (18'10 overall) x 10'9**

Front aspect PVC bay window with fitted shutters, plain plaster ceiling, two radiators, multi-media point.

#### **KITCHEN FAMILY DINER: 18'11 narrowing to 10'2 x 18'0 narrowing to 10'10**

Rear aspect PVC window, rear aspect PVC French doors with windows either side, six skylights, vaulted ceiling, "Amtico" flooring, radiator. Range of base and eye level units, Granite worksurfaces, integrated fridge (1050mm) and freezer (560mm), fan oven-oven grill, integrated washer dryer, 850mm corner base unit with 600mm door, 450mm base unit, 800mm cutlery and pan drawer, 4-ring gas hob, splash-back, 450mm base unit, 1200mm corner under-sink base unit, "Carron Phoenix" 1½ bowl under-mounted stainless steel sink, integrated dishwasher.

### First Floor:

#### **LANDING:**

Plain plaster ceiling, built-in cupboard, staircase to second floor.

#### **BATHROOM: 7'1 x 6'3**

Front aspect PVC window, plain plaster ceiling, extractor fan, downlighting, "Amtico" flooring, chrome heated towel rail, panel enclosed bath with mixer tap shower attachment, sliding head support, screen, concealed cistern dual flush WC, wash hand basin with cupboard under, shaver socket.

#### **BEDROOM ONE: 12'6 x 10'1**

**Bedroom:** Rear aspect PVC window, plain plaster ceiling, radiator, first floor central heating thermostat.

**Walk-in Wardrobe/Dressing Room:** Side aspect window, plain plaster ceiling, downlighting.

#### **EN-SUITE: 7'8 x 5'3**

Rear aspect PVC window, plain plaster ceiling, extractor fan, "Amtico" flooring, 1400mm x 760mm shower enclosure with thermostatic shower, sliding head support, wall hung basin with cupboard under, concealed cistern dual flush WC, shaver socket, chrome heated towel rail.

#### **BEDROOM TWO: 12'8 including wardrobe x 10'7**

Front aspect PVC window with fitted shutters, plain plaster ceiling, built-in wardrobe, radiator.

### Second Floor:

#### **LANDING:**

Side aspect PVC window, plain plaster ceiling, radiator.

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### **SHOWER ROOM: 6'3 extending 6'11 x 4'6 widening to 6'7**

Rear aspect PVC dormer window, plain plaster ceiling, downlighting, "Amtico" flooring, 800mm x 800mm shower enclosure with thermostatic shower, sliding head support, concealed cistern dual flush WC, wall hung wash hand basin, chrome heated towel rail.

### **BEDROOM THREE: 14'4 widening to 18'0 x 9'8**

Front aspect PVC dormer window with fitted shutters, access to loft space, plain plaster ceiling, second floor central heating thermostat, radiator, TV/radiator aerial point, wall-to-wall fitted wardrobe & drawers.

### **BEDROOM FOUR: 10'6 x 6'3 widening 6'11 into bay**

Rear aspect PVC dormer window, plain plaster ceiling, radiator.

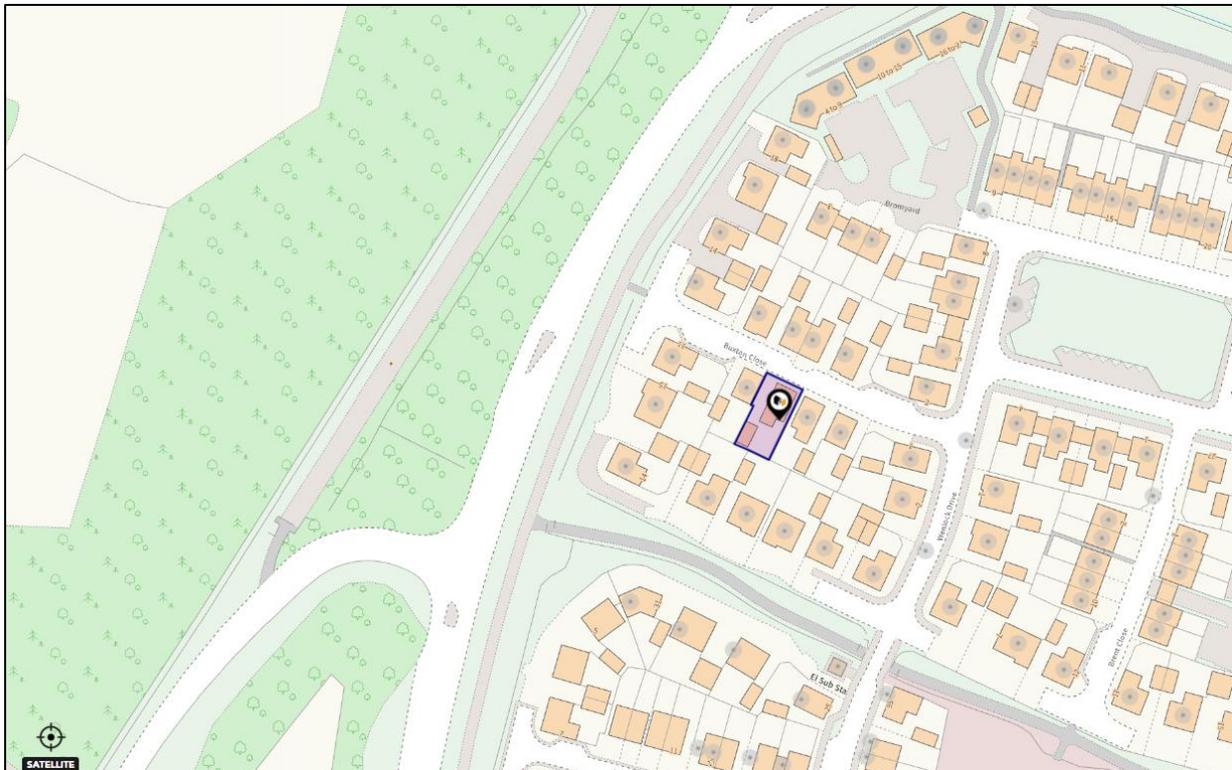
### Outside:

**FRONT GARDEN: refer to photograph**

**REAR GARDEN: refer to photographs**  
206° magnetic South/South West orientation, side gate, extended patio area.

### **GARAGE: 20'1 x 10'3**

Up and over door, light and power, eaves storage into the trusses, side aspect half glazed PVC door to garden, driveway parking for 2-3 cars in tandem, depending on size.



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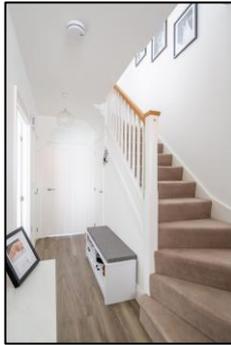
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Entrance Hall



Cloakroom



Living Room



Living Room



Living Room



Kitchen Diner



Kitchen Diner



Kitchen Diner

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First Floor Bathroom



First Floor Bedroom One



First Floor Bedroom One



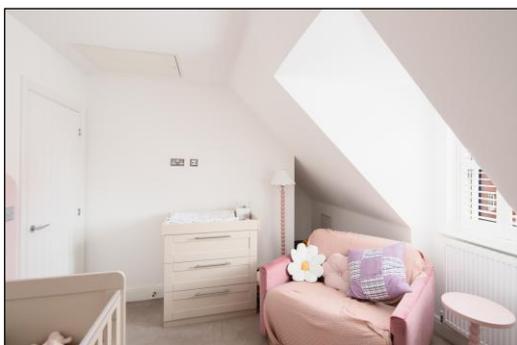
En-Suite to Bedroom One



First Floor Bedroom Two



First Floor Bedroom Two



Second Floor Bedroom Three



Second Floor Bedroom Three

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Second Floor Bedroom Four



Second Floor Shower Room



Rear Garden



Rear Garden

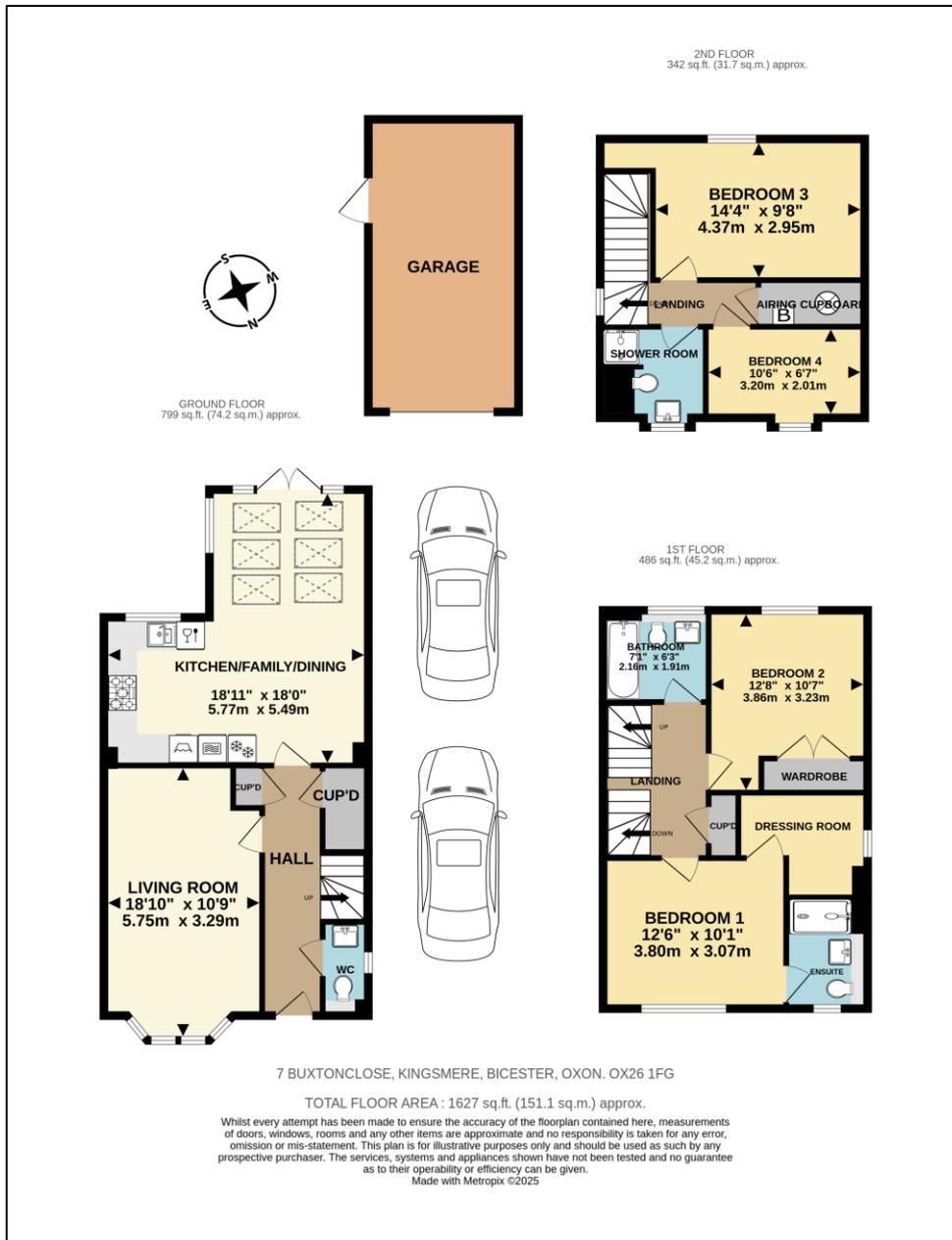


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