

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**6 Newcastle Drive, Bicester, Oxfordshire. OX26 1EP**

# BARTON FLEMING

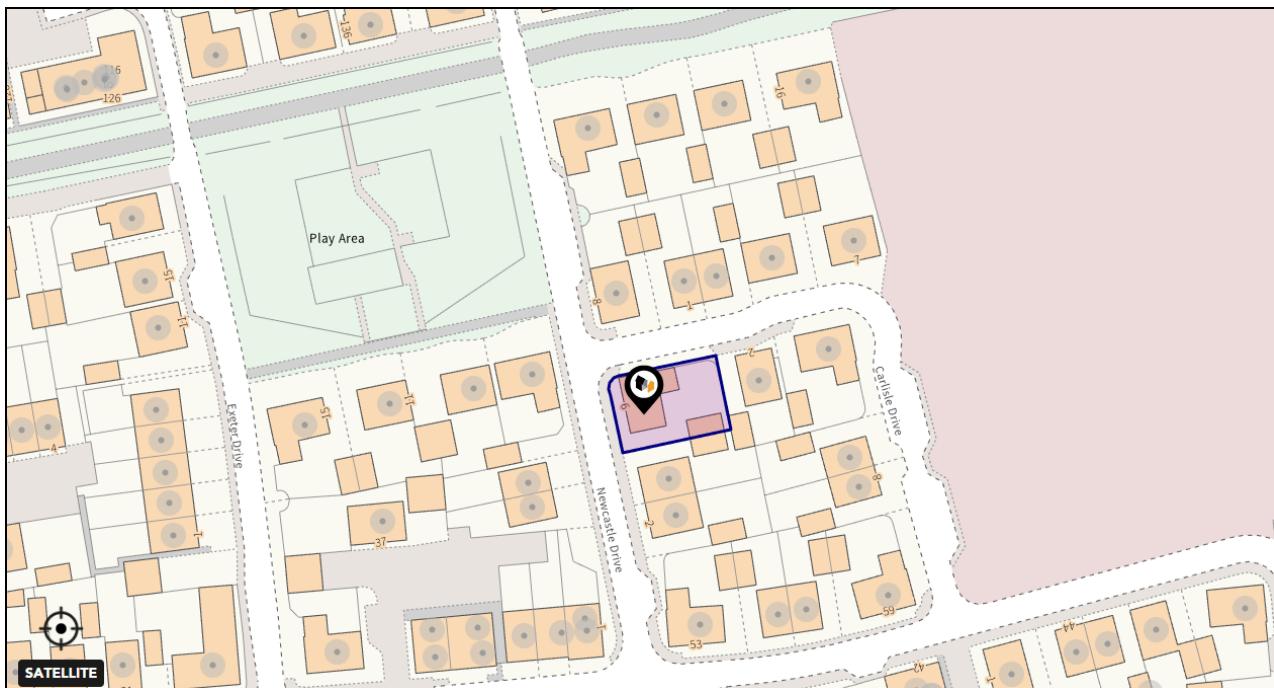
INDEPENDENT ESTATE AGENTS

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

**6 Newcastle Drive, Bicester, Oxfordshire. OX26 1EP**



**A Four Bedroom Detached House on a Corner Plot with Cloakroom, Dining Room/Office, Kitchen Diner, Utility Room, Living Room, Bathroom and En-Suite, Front and Rear Gardens, Garage and Driveway Parking for Two Cars in Tandem**

**FREEHOLD**

**Offers in Excess of £ 600,000**

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Dining Room/Study
- ❖ Kitchen Diner and Separate Utility Room
- ❖ Living Room
- ❖ Landing
- ❖ Four Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Garage and Driveway Parking for Two Cars in Tandem

# 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:

EPC: Rating of B (85).

Council Tax: Band F

Approx. £3,559 per annum.

## Ground Floor:

### **PITCHED OPEN PORCH:**

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

### **ENTRANCE HALL:**

Plain plaster ceiling, "Amtico" luxury vinyl flooring, radiator, central heating thermostat downstairs zone, understairs cupboard enclosing broadband hub.

### **CLOAKROOM: 5'3 x 4'2.**

Plain plaster ceiling, extractor fan, "Amtico" luxury vinyl flooring, radiator, dual flush close coupled WC, pedestal wash hand basin.

### **DINING ROOM/OFFICE: 9'0 x 8'5.**

Front and side aspect PVC windows, plain plaster ceiling, "Amtico" luxury vinyl flooring, radiator.

### **KITCHEN DINER: 18'2 x 11'3 widening to 12'0.**

Two side aspect PVC windows, side aspect French door to the garden, plain plaster ceiling, "Amtico" luxury vinyl flooring, two radiators, extractor vent, wall mounted "Ideal Logic System S15" boiler, space for table and 8 chairs. Range of tall base and eye level units, granite worksurfaces and upstands, 600mm base unit with drawer, 600mm under sink base unit, undermounted 1½ bowl stainless steel sink, integrated dishwasher, 450mm base unit, 1000mm corner base unit with 500mm door, 500mm base unit, double cavity fan oven/oven grill, 5-ring stainless steel gas hob, stainless steel splashback, 500mm base unit, 600mm wide unit with 980mm fridge and 630mm 2-drawer freezer.

### **UTILITY ROOM: 6'4 x 6'0.**

Rear aspect half glazed security door, plain plaster ceiling, extractor fan, "Amtico" luxury vinyl flooring, radiator. Range of base and eye level units, granite worksurface and upstands, space for washing machine, two 600mm base units, stainless steel sink.

### **LIVING ROOM: 19'8 x 12'7.**

Front aspect PVC window, rear aspect French doors to deck, plain plaster ceiling, "Amtico" luxury vinyl flooring, two radiators.

## First Floor:

### **LANDING:**

Access to loft space, radiator, airing cupboard, linen cupboard.

### **BATHROOM: 9'1 x 7'6.**

Extractor fan, plain plaster ceiling, chrome heated towel rail, panel enclosed bath with mixer tap, thermostatic shower over, sliding head support, screen, pedestal wash hand basin, dual flush close coupled WC, "Karndean" luxury vinyl flooring.

### **BEDROOM ONE: 15'11 x 11'3.**

Rear and side aspect PVC windows, plain plaster ceiling, radiator, central heating thermostat for the upstairs zone.

### **EN-SUITE: 7'7 x 6'8 narrowing to 4'0.**

Rear aspect PVC window, plain plaster ceiling, extractor fan, chrome heated towel rail, "Karndean" luxury vinyl flooring, 1180mm x 780mm shower enclosure with thermostatic shower, sliding head support, dual flush close coupled WC, pedestal wash hand basin.

### **BEDROOM TWO: 11'4 x 11'4.**

Front aspect PVC window, plain plaster ceiling, radiator.

### **BEDROOM THREE: 15'4 x 9'2 narrowing to 8'9.**

Rear aspect PVC window, plain plaster ceiling, radiator.

### **BEDROOM FOUR: 11'5 x 8'2.**

Front and side aspect PVC windows, plain plaster ceiling, radiator.

## Outside:

### **FRONT GARDEN:** refer to photograph

### **REAR GARDEN:** refer to photographs

Side gate, deck patio.

### **GARAGE: 19'9 x 10'7.**

Up and over door, light and power, side door top garden, driveway parking for two cars in tandem.

# 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



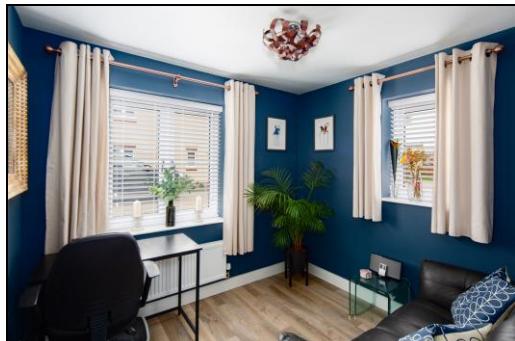
Entrance Hall



Cloakroom and Entrance Hall



Cloakroom



Dining Room/Office



Kitchen Diner



Kitchen Diner



Kitchen Diner

# 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

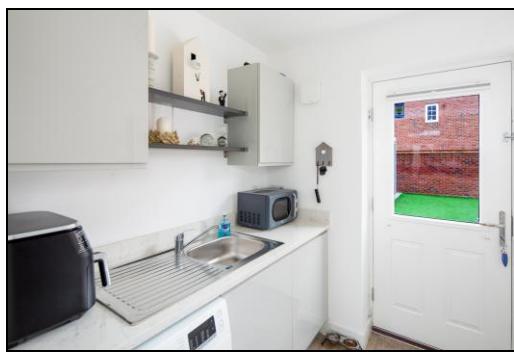
Tel: Bicester (01869)  
**249922**



Kitchen Diner



Kitchen Diner



Utility Room



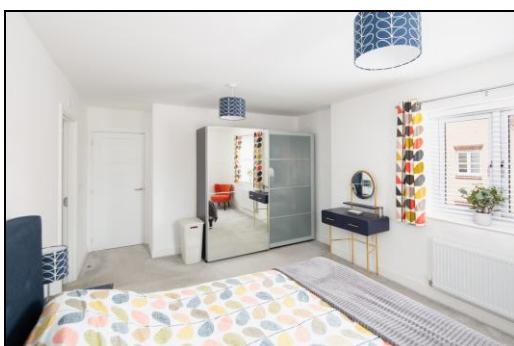
Living Room



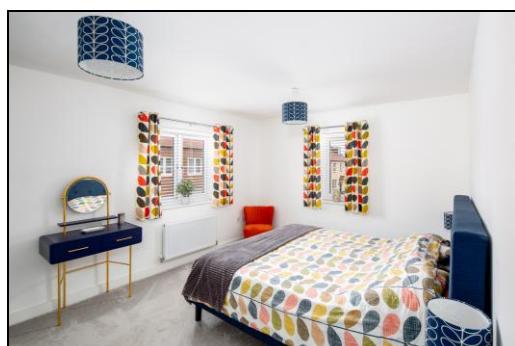
Living Room



Living Room



Bedroom One



Bedroom One

# 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**



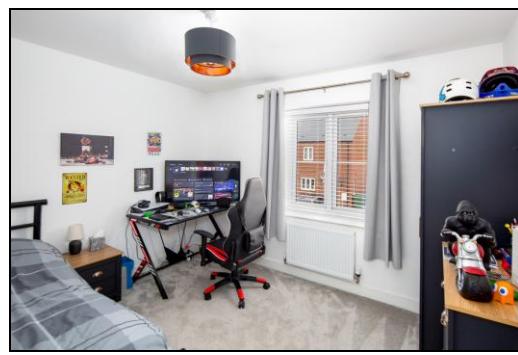
Bedroom One



En-Suite to Bedroom One



Bedroom Two



Bedroom Two



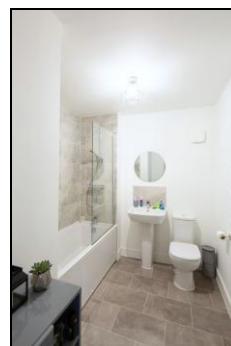
Bedroom Three



Bedroom Three



Bedroom Four



Bathroom



# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

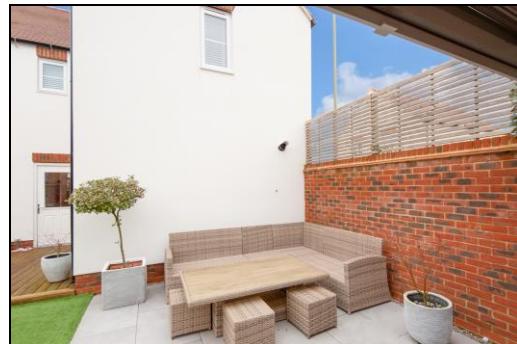
Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Rear Garden



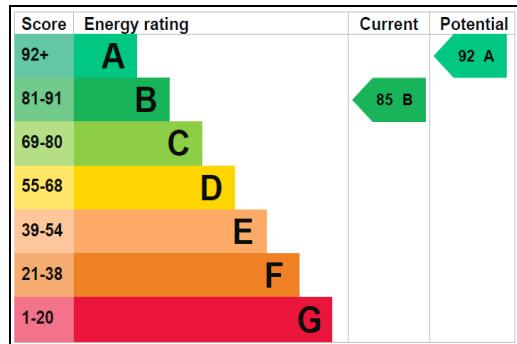
Patio



Patio



Rear Garden and Garage



EPC

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

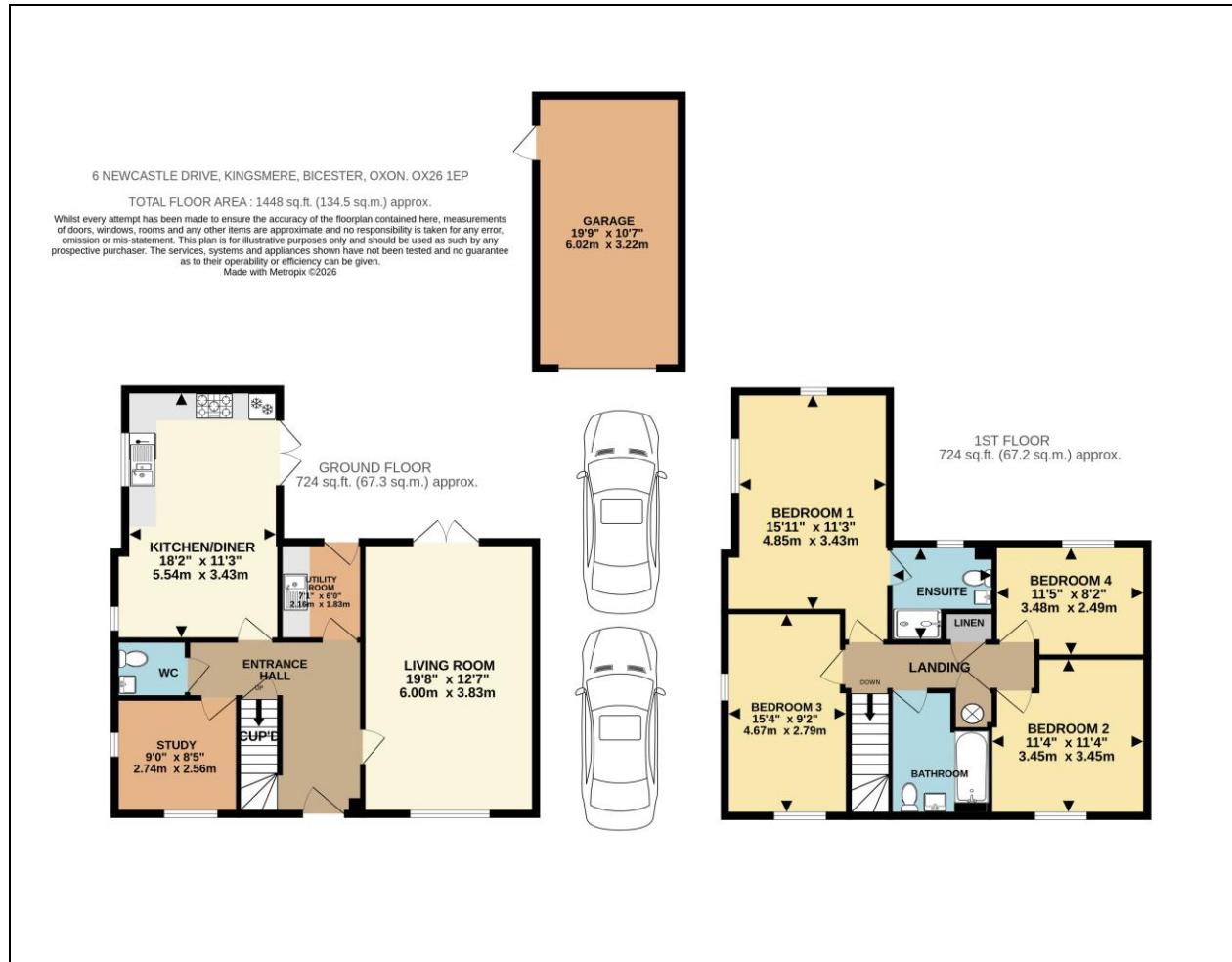
Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)

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.