

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



**8 Woodland Close, Launton,
Bicester, Oxfordshire. OX26 5AG**

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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

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**Four-Bedroom Detached House Backing to Woodland Trust Land.
15Ft x 14Ft Living Room, 24'6 x 11'6 Kitchen-Breakfast-Diner, 13ft
x 6'6, Utility Room Extension, Family Bathroom and En-Suite,
Garage Conversion to 18'8 x 8'6 Garden Office
Rear Garden and Block Paved Driveway.**

FREEHOLD

Offers in Excess of: £ 625,000

- ❖ Modern Build and Cul-de-Sac Village Location
- ❖ Sloping Open Porch, Entrance Hall, Cloakroom
- ❖ Living Room, Kitchen Breakfast-cum-Diner
- ❖ 13ft c 6½ft Utility Room Extension with vaulted ceiling & skylights
- ❖ Landing, Four Bedrooms (3 x Dbl, 1 x Sgl)
- ❖ Family Bathroom and En-Suite to Bedroom One
- ❖ Front & Rear Garden backing onto Woodland Trust Land
- ❖ Driveway Parking, Garage Converted to Garden Office & Gym.

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Ground Floor

SLOPING PORCH:

Outside courtesy light, part-glazed security door to:

ENTRANCE HALL:

Front aspect window adjacent to the door, plain plaster ceiling, coving, MCB electricity consumer unit, downlighting, understairs cupboard, radiator, luxury vinyl flooring, digital thermostat, telephone point.

CLOAKROOM: 5'8 x 4'2

Plain plaster ceiling, downlighting, extractor fan, RCD fuse board, luxury vinyl flooring, chrome heated towel rail, dual flush close coupled WC, pedestal wash hand basin.

LIVING ROOM: 15'1 x 13'11

Front aspect PVC window, plain plaster ceiling, fireplace, fitted cupboards to chimney breast recesses, luxury vinyl flooring.

KITCHEN BREAKFAST ROOM: 24'6 overall x 11'6

Dining Area: 11'10 x 11'6 Rear aspect bi-fold doors, plain plaster ceiling, downlighting, luxury vinyl flooring.

Kitchen/Breakfast Area: 12'8 x 10'6 Rear aspect PVC window, plain plaster ceiling, downlighting, luxury vinyl flooring. Range of tall base and eye level units, Oak worksurfaces and breakfast bar, 500mm drawers, stainless steel and glass fan oven/grill, 4-ring electric induction hob, 800mm corner base unit with 400mm door, integrated dishwasher, 600mm under sink based unit and 1½ bowl Earthenware sink, 600mm wine chiller, second 800mm corner base unit with 400mm door, 800mm cutlery and pan drawers, 150mm wine chiller, 500mm tall larder with slide out rack, 900mm space for upright fridge freezer.

UTILITY ROOM: 13'4 x 6'6

Rear aspect half glazed security door, two "Velux" skylights, vaulted plain plaster ceiling, extractor fan, dimmer, heated towel rail, ceramic tiled floor. Range of tall base and eye level units, laminate worksurfaces, three tall (500mm wide) units, 600mm drawers, 1000mm corner base unit with 500mm door, stainless steel sink, space for automatic washing machine with tumble dryer over.

First Floor:

LANDING:

Side aspect PVC window, plain plaster ceiling, downlighting, access to loft space, radiator, airing cupboard.

BEDROOM ONE: 14'10 x 9'0 widening to 12'4.

Front aspect PVC window, plain plaster ceiling, radiator, fitted wall-to-wall wardrobe, TV point.

EN-SUITE: 8'5 x 3'11.

Side aspect PVC window, plain plaster ceiling, downlighting, extractor fan, luxury vinyl flooring, chrome heated towel rail, 1200mm x 830mm shower enclosure with thermostatic shower, fixed rain head, second hand-held head and sliding head support, dual flush close coupled WC, pedestal wash hand basin, shaver socket.

BEDROOM TWO: 12'5 x 8'6.

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

BEDROOM THREE: 9'10 x 9'9.

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

BEDROOM FOUR: 8'7 x 6'5.

Front aspect PVC window, plain plaster ceiling, luxury vinyl flooring, radiator, over-stairs bulkhead cupboard, TV point.

Outside:

FRONT GARDEN: Refer to photograph

REAR GARDEN: Refer to photographs

GARAGE CONVERSION TO A WORK-FROM-HOME OFFICE & GYM 18'8 x 8'6.

Gym Area: 8'6 x 8'4. Office Area: 10'4 x 8'6.

Front aspect PVC window, side aspect window and French doors to the garden, plain plaster ceiling, down lighting, luxury vinyl flooring, light & power, plastered and insulated walls, RCD fuse box, electric radiator, three tall cupboards.

Key Facts for Buyers:

EPC: Rating of D (63).

Council Tax: Band F

Approx. £3,760 per annum.

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Front Angle



Entrance Hall



Living Room



Living Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Area of Kitchen Breakfast Room



Kitchen Area of Kitchen Breakfast Room

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Dining Area of Kitchen Breakfast Room



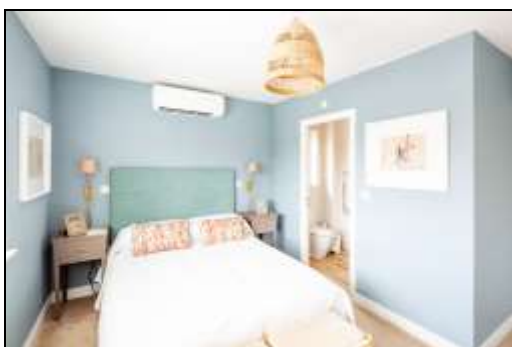
Dining Area of Kitchen Breakfast Room



Utility Room



Utility Room



Bedroom One



Bedroom One

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En-Suite Shower Room



Bedroom One



Bedroom Two



Bedroom Two



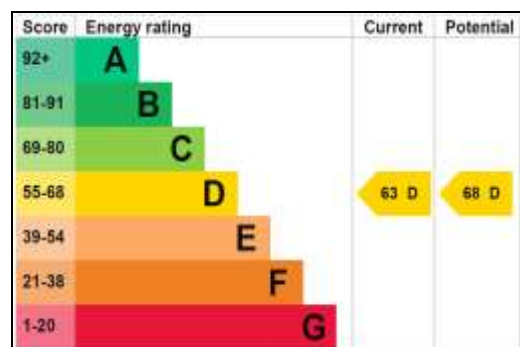
Bedroom Three



Bedroom Four



Bathroom



E P C

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Gym Area of Garage Conversion



Office Area of Garage Conversion



Rear Garden



Rear Garden



Rear Garden

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