

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**6 Ravencroft, Langford Village,  
Bicester, Oxfordshire. OX26 6YQ**

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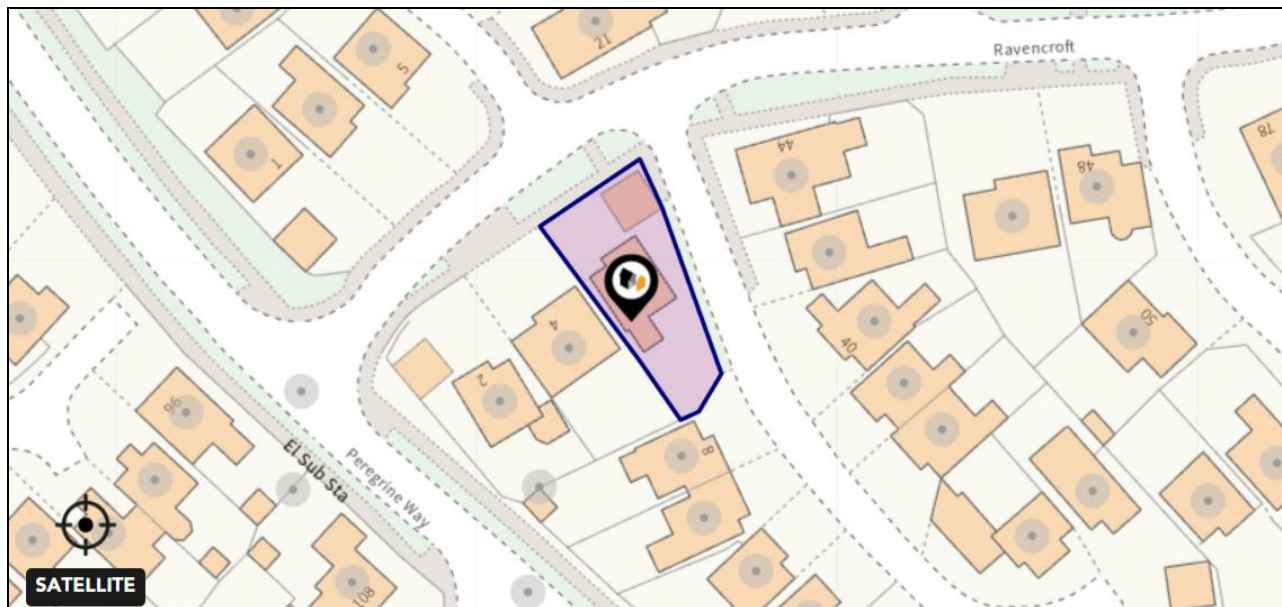
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E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### 6 Ravencroft, Bicester, Oxfordshire. OX26 6YQ



**A Four Bedroom Detached House with Study, Cloakroom, Kitchen Breakfast Room, Dining Room, Family Room Extension with Tri-Fold door out to the garden & electric skylight, Living Room, Bathroom and En-Suite, Front, Side and Rear Gardens, High Security Double Garage and Driveway Parking, Professional CCTV & audio Alarm Systems.**

**FREEHOLD**

**Offers in Excess of: £ 600,000**

- ❖ Entrance Hall and Cloakroom
- ❖ Study
- ❖ Kitchen Breakfast Room with two ovens and Centre Island
- ❖ Open plan to Dining Room
- ❖ Family Room Extension with Tri-Fold doors out to the garden
- ❖ Living Room with external chimney
- ❖ Landing, Four Bedrooms, Family Bathroom and En-Suite
- ❖ Replaced Soffits, Facias and Guttering
- ❖ Corner Plot with Front and Rear Garden plus large paved area to the side
- ❖ High Security Double Garage, Driveway Parking, Pro Grade Alarm Systems
- ❖ Close to Local Amenities and Walking Distance to Bicester Village and Station

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### **Key Facts for Buyers:**

**EPC:** Rating of C (69).  
**Council Tax:** Band F  
Approx. £3,774 per annum.

### **Agent's Note:**

The property is protected by a professional grade "Pyronix" alarm which is remotely controlled via the App and "HikVision" night-time coloured CCTV which has 2-way audio in the garage.

### **Ground Floor:**

#### **PITCHED OPEN PORCH:**

Part leaded light glazed PVC front door to:

#### **ENTRANCE HALL:**

Coving, built-in cupboard, radiator, "Hive" central heating thermostat, staircase, "Karndean" flooring.

#### **STUDY: 10'0 x 7'10 narrowing to 5'9.**

Front aspect leaded light PVC window, coving, RCD/MCB electricity consumer unit (*metal cased*), radiator.

#### **CLOAKROOM (DOWNSTAIRS WC): 5'9 x 3'10.**

Side aspect leaded light PVC window, coving, radiator, "Karndean" flooring, dual flush close coupled WC, inset wash hand basin with cupboard under, mirror.

#### **KITCHEN/BREAKFAST ROOM: 15'8 narrowing to 12'7 x 12'1.**

Rear aspect leaded light PVC window, side aspect half glazed leaded light PVC door, coving, plain plaster ceiling, downlighting, "Karndean" flooring, vertical radiator, understairs cupboard with power sockets, wall mounted "Vaillant Eco Fit Pure" boiler. Range of base and eye level units, granite mirror fleck worktop, tiled

surrounds, space for washing machine, 500mm base unit, 600mm base unit, 500mm base unit, 600mm base unit with fitted fan oven/grill, second 600mm base unit with fitted fan oven/grill, 4-ring "Smeg" induction hob over, stainless steel and glass extractor hood, 800mm corner base unit with 400mm door and kidney trays, 800mm undersink base unit with undermounted 1½ bowl stainless steel sink, integrated dishwasher, 800mm base unit with two 400mm doors, 400mm base unit, central island with 300mm wine chiller, breakfast bar, 1000mm cutlery and pan drawers, open plan to:

#### **DINING ROOM: 11'7 x 9'8.**

Open plan to kitchen breakfast room and family room extension, glazed bi-folding Parliament doors to living room, plain plaster ceiling, coving, "Karndean" flooring, radiator, fitted base units, 600mm cutlery and pan drawers, two 600mm base units, Oak worktop. Open plan to:

#### **FAMILY ROOM EXTENSION: 12'0 x 10'0.**

Rear aspect PVC window, side aspect tri-fold doors to the garden, radiator, "Karndean" flooring, plain plaster ceiling, downlighting, access panel, electric skylight & blind with rain sensor for self-closing.

#### **LIVING ROOM: 15'9 x 11'8 narrowing to 10'3.**

Front aspect PVC window, coving, external chimney, two radiators, TV point, two wall light points, "Openreach" FTTP internet point.



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### First Floor:

#### **LANDING:**

Large access to loft space (*drop down ladder, hard wired, boarded*), linen cupboard.

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

Rear aspect leaded light PVC window, extractor fan, coving, vinyl flooring, chrome heated towel rail, panel enclosed bath, mixer tap, thermostatic shower over, screen, pedestal wash hand basin, toothbrush charging point, dual flush close coupled WC.

#### **BEDROOM ONE: 12'8 x 12'0 plus built-in wardrobe.**

Front aspect leaded light PVC window, coving, built-in wardrobe, radiator.

#### **EN-SUITE: 8'2 narrowing to 3'11 x 6'5.**

Front aspect leaded light PVC window, extract fan, coving, heated towel rail, vinyl flooring, 900mm x 760mm shower enclosure, thermostatic shower, sliding head support, pedestal wash hand basin, toothbrush charging point, dual flush close coupled WC.

#### **BEDROOM TWO: 16'9 x 14'9 narrowing to 8'10.**

Front aspect leaded light PVC window, coving, overstairs bulkhead cupboard, radiator.

#### **BEDROOM THREE: 13'2 narrowing to 9'8 x 8'8.**

Rear aspect leaded light PVC window, coving, radiator.

#### **BEDROOM FOUR: 10'8 x 8'4.**

Rear aspect leaded light PVC window, coving, radiator.

### Outside:

**FRONT GARDEN:** refer to photograph.

**REAR GARDEN:** refer to photographs.

External RCD protected power sockets.

#### **SUMMERHOUSE: 7'6 x 5'8.**

Timber construction, two side aspect windows, two front aspect windows, laminate flooring, light and power, worktop, 500mm base unit, 300mm base unit, 400mm base unit.

**SIDE GARDEN:** refer to photograph.

Outside gas and electric meter boxes, EV isolator, paved space for bins.

#### **DOUBLE GARAGE 17'10 wide x 17'6 deep.**

"Horman" sectional high security electric doors with Bluetooth connectivity, barred windows and 5-lever lock side door, light & power, eaves truss storage. Driveway Parking.

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## 249922



Front



Entrance Hall



Cloakroom



Study



Kitchen-Breakfast Room



Kitchen-Breakfast Room

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Kitchen-Breakfast Room



Kitchen-Breakfast Room



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Family Room Extension



Location of Tri-fold doors to the garden  
from the Family Room Extension



Living Room



Dining Room



Living Room

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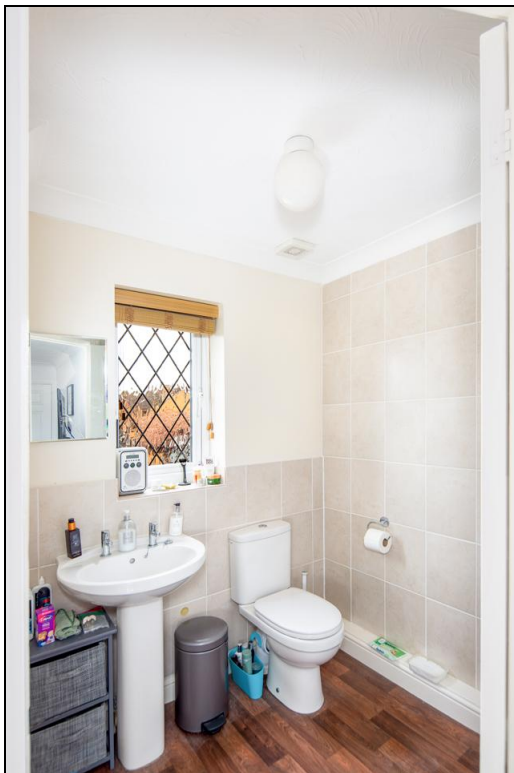
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Bedroom One



En-Suite Shower Room



En-Suite Shower Room



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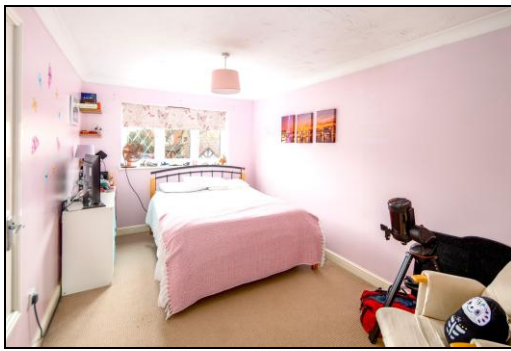
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Bedroom Three



Bedroom Three



Bedroom Two



Bedroom Four



Main Bathroom



Main Bathroom



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Rear Garden



Rear Elevation & Garden



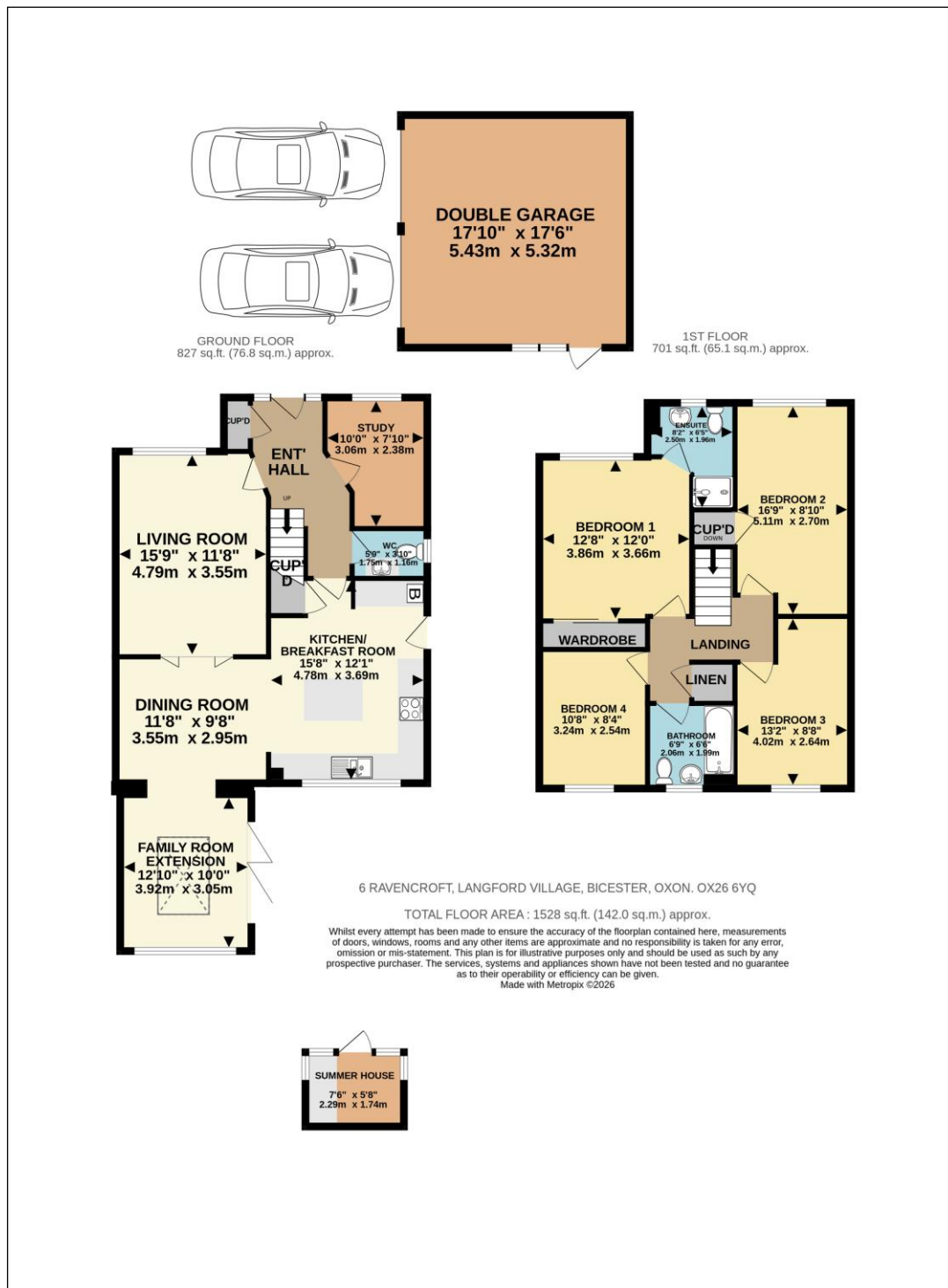
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