

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



**'The Willows', 64 Mallards Way, New Langford,
Bicester, Oxfordshire. OX26 6WT**

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922

64 Mallards Way, Bicester, Oxon. OX26 6WT



A 2300 Sq Ft, Three Storey, Five Double Bedroom property with Double Garage & Driveway to the Rear. Conveniently located for the conservation area and within good practical walking distance to town and Bicester Village

FREEHOLD

Offers in Excess of: £ 650,000

- ❖ Reception Hallway, Study
- ❖ 20Ft Dual Aspect Living Room, Kitchen Breakfast Room
- ❖ Utility Room & Cloakroom off
- ❖ Spacious First Floor Landing
- ❖ Main Bedroom Suite with Dressing Area & Re-fit En-Suite
- ❖ Two Further First Floor Double Bedrooms, Main Bathroom
- ❖ Spacious 2nd Floor Landing, Two 16'10 Deep Bedrooms
- ❖ with Wall-to-Wall Wardrobes plus Jack'n'Jill En-Suite Shower Room
- ❖ Double Garage & Driveway
- ❖ Westerly Facing Garden.

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

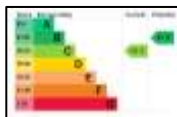
Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

Key Facts for Buyers:

EPC: Rating of C (76).
Council Tax: Band F
Approx. £3,559 per annum.



Ground Floor:

Outside courtesy light, part leaded-light glazed PVC front door to:-

RECEPTION HALLWAY: 13'5 x 9'4.

Front aspect PVC windows either side of the front door, classic 'S' profile coving, 'L'- shaped cupboard extending around under the staircase half landing, radiator, BT master socket, fine quality Oak Herringbone flooring with contrasting inlay.

STUDY: 10'3 x 10'2.

Front aspect PVC window, classic coving, two radiators, continuation of the fine quality Oak Herringbone flooring.

LIVING ROOM: 20'3 x 11'0.

Front aspect PVC window, classic coving, two radiators, gas living flame stone bed fire in Sandstone mantle with marble hearth, TV point, double dimmer switch. continuation of the fine quality Oak Herringbone flooring.

CONSERVATORY: 10'7 x 10'7.

Dwarf stone cavity wall and right-side wall with PVC French doors and window sections, glazed pitched bell-end roof, wall mounted 'Dimplex' heater, ceramic tiled floor.

KITCHEN BREAKFAST ROOM: 13'8 x 14'5 narrowing to 11'4.

An 'N'-shaped run of 14 rear and side aspect PVC windows, plain plaster ceiling, radiator, space for table & chairs, ceramic tiled floor. Range of tall, base and wall units with solid Oak doors and Quartz worktops and 'Travertine' tiled surrounds plus centre island with solid Oak worktop. 600mm tall unit with integrated 1040mm high fridge and 660mm high freezer, tall 300mm wire racked slide-out unit, 600mm tall unit with 2-door fan oven / oven-grill, 500mm base unit. 500mm drawers, 900 x 800 corner base with 600mm/200mm door, 900mm x 600mm 'Villeroy & Boch' 1-and-2/3 bowl porcelain sink, integrated dishwasher, second 900mm x 800mm corner base unit, 300mm drawers, 300mm open end shelves.

Centre Island- 1300mm x 900mm with 2 x 300 base units and 600mm drawers, plus 2 x 250mm shallow base units plus wire rack / shelf combination.

UTILITY ROOM: 5'8 x 3'0.

Rear aspect half glazed PVC door to the garden, plain plaster ceiling, extractor fan, wall mounted 'Worcester Greenstar Ri' boiler, radiator, ceramic tiled floor, 600mm base unit with spaces to either side for washer & dryer, laminate worktop and stainless-steel sink.

CLOAKROOM: 3'0 x 5'8.

Side aspect PVC window, plain plaster ceiling, electric consumer unit, radiator, half tiled walls, ceramic tiled floor, concealed cistern WC, pedestal wash hand basin.

First Floor:

LANDING:

Front aspect PVC window, plain plaster ceiling, coving, radiator, airing cupboard enclosing 'Megaflo' pressurised hot water cylinder, central heating and hot water programmer, staircase to 2nd floor.

BEDROOM FOUR: 10'7 x 10'3

Rear aspect PVC window, plain plaster ceiling, laminate flooring, radiator.

BEDROOM FIVE: 10'2 x 9'6

Front aspect PVC window, plain plaster ceiling, coving, laminate flooring, radiator.

BATHROOM: 9'3 x 6'5.

Rear aspect PVC window, plain plaster ceiling, radiator, laminate flooring, built-in furniture with concealed cistern WC and inset wash hand basin, bath with thermostatic shower over and sliding head support.

BEDROOM ONE: 13'5 x 11'0.

Front aspect PVC window, plain plaster ceiling, coving, laminate flooring, radiator, two fitted single wardrobes and bedside cabinets, open plan to:-

DRESSING AREA:

Rear aspect PVC window, plain plaster ceiling, coving, laminate flooring, wall-to-wall 6½Ft (2m) run of wardrobes.

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922

RE-FITTED EN-SUITE: 6'7 x 5'6.

Rear aspect PVC window, plain plaster ceiling, extractor fan, 'Karndean' flooring, chrome heated towel rail, 1000mm x 800mm shower enclosure with thermostatic shower with rain head and 2nd hand-held head plus sliding head support, dual flush concealed cistern WC, wash hand basin with cupboard under, fully tiled walls.

Second Floor:

LANDING:

Front aspect PVC dormer window, plain plaster ceiling, loft hatch, Oak flooring, radiator.

BEDROOM TWO: 16'10 x 11'0 plus wall-to-wall wardrobes.

Front aspect PVC dormer window, plain plaster ceiling, 11ft (3360mm) run of wall-to-wall wardrobes, radiator, TV point.

JACK'n'JILL EN-SUITE SHOWER ROOM: 9'3 x 5'3 plus shower enclosure.

Rear aspect 'Velux' skylight, extractor fan, plain plaster ceiling, laminate flooring, radiator, half tiled walls, shower enclosure with thermostatic shower and sliding head support, built-in furniture with concealed cistern WC and inset wash hand basin.

BEDROOM THREE: 10'3 x 16'10 plus wall-to-wall wardrobes.

Front aspect PVC dormer window, plain plaster ceiling, radiator, 10'3 (3130mm) run of wall-to-wall wardrobes.

Outside:

FRONT GARDEN: Refer to photo.

REAR GARDEN: Refer to photos.

Generally laid out for easy maintenance, Westerly facing (with a hint of South approx. 256 ° True), deck, 'Faux' grass, tap, side gate.

DOUBLE GARAGE:

Twin up-and-over doors, light & power, eaves storage. Parking for 2 cars.



Rear Garden



BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922



Entrance Hall



Entrance Hall



Cloakroom



Study



Living Room



Living Room



Living Room



Conservatory

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922



Kitchen Breakfast Room



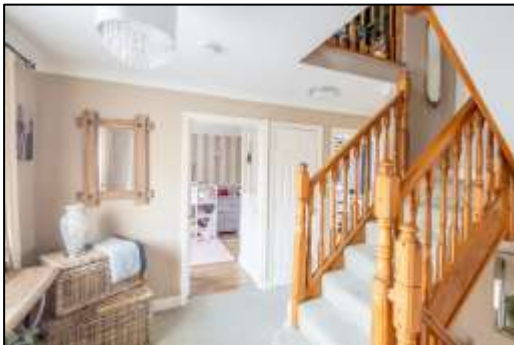
Kitchen Breakfast Room



Kitchen Breakfast Room



Utility Room



Landing



First Floor Bedroom Four



First Floor Bedroom Five



First Floor Bedroom Five

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922



First Floor Bathroom



First Floor Bedroom One



First Floor Bedroom One



Wardrobes and En-Suite to Bedroom One



Second Floor Bedroom Two



Second Floor Bedroom Two



Second Floor Bedroom Three



Second Floor Bedroom Three

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922



Jack-n-Jill Bathroom to Second Floor



Garage and Parking



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 which 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.