

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**'Sycamore House', 23 Old Arcott Road,
Ambrosden, Bicester
Oxon. OX25 2LT**

On a wonderfully wide plot on the edge of the village, a substantial 2500 Sq Ft property with a well-balanced use of space. The kitchen is open plan to the dining-cum-family space making it the hub of the home.

3 further good-sized reception rooms, 5 first floor bedrooms and 3 bathrooms (2 bathrooms & 1 en-suite)

Garaging and parking for 10 cars.

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249922

Sycamore House, 23 Old Arcott Road, Ambrosden, OX25 2LT



A Substantial 2500+ Sq Ft Five Bedroom Property on an Edge-of-Village Corner Plot opposite a bridleway. Luxury fitted kitchen-cum - dining area to seat 10 people - cum - family room, walk-in larder, utility/boot room, three further reception rooms, two bathrooms and an en-suite, 22Ft cinema room to the top floor, walk-in attic storage, double garage plus parking for about half-a-dozen cars without shuffling them about.

FREEHOLD (*without fees*)

£ 850,000

- ❖ Entrance Hall and Cloakroom
- ❖ 3 independent reception rooms - Living Room, Playroom, Large Study
- ❖ Inner Hall, Walk-in Larder/Store, Utility/Boot Room
- ❖ Luxury Kitchen, open plan to Dining/Family Room
- ❖ Landing, Five First Floor Bedrooms, En-Suite and Two Bathrooms
- ❖ Second Floor: Landing, 22Ft Cinema Room and Walk-in Attic Storage
- ❖ Substantial Corner Plot
- ❖ Double Garage and Driveway Parking Two cars
- ❖ Secure Hardstanding Parking behind wooden gates for a further 5-6 cars

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Key Facts for Buyers:

EPC: Rating C (76)

Council Tax: Band F

Approx. £3,731 per annum.

Ground Floor:

SLOPING OPEN PORCH:

Outside gas and electric meter boxes, outside tap, electric vehicle charging point, part-glazed security front door to:

ENTRANCE HALL: 15'2 x 6'5

Side aspect PVC window, plain plaster ceiling, coving, downlighting, wooden flooring, understairs cupboard, central heating thermostat, staircase.

CLOAKROOM: 6'5 x 2'10

Front aspect PVC window, plain plaster ceiling, fully tiled walls, wooden flooring, chrome heated towel rail, concealed cistern dual flush WC, designer wash hand basin.

LIVING ROOM: 16'8 x 13'0

Front aspect PVC window, rear aspect PVC French doors to garden, plain plaster ceiling, coving, radiator, wood burner, open plan to:

PLAYROOM: 11'8 x 11'4

Rear aspect PVC window, plain plaster ceiling, downlighting, coving, radiator.

INNER HALL:

Plain plaster ceiling, downlighting, radiator, wooden flooring, walk-in larder and/or store (7'1 x 6'9 – refer to plan)

UTILITY /BOOT ROOM: 8'1 x 6'5

Side aspect PVC window, plain plaster ceiling, downlighting, extractor fan, "Megaflo" pressurised hot water tank, space for washing machine, space for tumble dryer under, 500mm base unit and worksurface, wall mounted "Glowworm" boiler.

PORCH (to the kitchen): 5'9 x 2'11

Half glazed PVC door, side aspect PVC window, plain plaster ceiling, vinyl flooring.

KITCHEN – DINING – FAMILY SPACE L-shaped: 22'2 + bay and 21'5 along the long edges narrowing to 9'3 and 10'1 + bay.

KITCHEN: 22'2 plus bay x 9'3

Front aspect PVC window, side aspect PVC bay window, wooden flooring. Range of base and eye level units, worksurfaces, "Miele" integrated 1300mm 6-drawer freezer, "Miele" integrated 1300mm fridge, "Bosch" integrated microwave, "Bosch" fan oven/grill, "Miele" second oven, space for air fryer, coffee station with roller front, 900mm drawers under, 900mm cutlery and pan drawers, 900mm undersink base with two 450mm doors, 1½ bowl stainless steel sink, 600mm drawers, 450mm bins, 600mm cutlery and pan drawers, 1200mm pan drawers, 900mm "Miele" 5-ring gas hob, 900mm stainless steel extractor hood, second 450mm bins, open plan to :

DINING AREA/FAMILY AREA: 21'5 x 10'1 plus bay

Side aspect PVC bay window, rear aspect PVC French doors, plain plaster ceiling, downlighting, wooden flooring, space for table and chairs (*to seat 8-10*), space for sofa & easy chair.

STUDY: 11'3 x 11'3

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

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First Floor:

LANDING:

Side aspect PVC window, plain plaster ceiling, downlighting, radiator, understairs cupboard, staircase to second floor, access to loft space.

BATHROOM ONE: 8'3 x 6'5

Side aspect PVC window, plain plaster ceiling, downlighting, ceramic tiled floor, fully tiled walls, spa bath, thermostatic shower over, fixed rain head, wall hung wash hand basin, concealed cistern dual flush WC.

BEDROOM THREE: 11'4 x 9'11

Front and side aspect PVC windows, plain plaster ceiling, radiator, built-in 3-door wardrobe.

BATHROOM TWO: 7'11 x 6'5

Rear aspect PVC window, plain plaster ceiling, downlighting, half tiled walls, ceramic tiled floor, chrome heated towel rail, panel enclosed bath with mixer tap, thermostatic shower over with rain head, second hand-held head, wash hand basin, concealed cistern WC.

BEDROOM FIVE: 12'9 x 7'2

Side aspect PVC window, plain plaster ceiling, downlighting, 2-door wardrobe, radiator

BEDROOM ONE: 19'1 x 11'11

Rear aspect PVC bay window, side aspect PVC window, plain plaster ceiling, downlighting, radiator, built-in wardrobes (*refer to floor plan*).

EN-SUITE: 7'11 x 6'5

Side aspect PVC window, plain plaster ceiling, extractor fan, downlighting, fully tiled walls, ceramic tiled floor, 900mm x 800mm shower enclosure, fixed rain head, concealed cistern WC, wash hand basin.

BEDROOM TWO: 12'11 x 8'11

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

BEDROOM FOUR: 9'10 x 8'11

Rear aspect PVC window, plain plaster ceiling, coving, radiator, open plan to:

CHILD'S PLAYROOM: 10'10 x 10'2 *(restricted head height suitable for younger children and accessed only from Bedroom Four)*

Plain plaster ceiling, 'Velux' skylight,

Second Floor:

LANDING: 12'1 x 5'10

Plain plaster ceiling, downlighting, walk-in attic loft storage (9'10 x 7).

CINEMA ROOM: 22'2 x 11'3

(unrestricted headroom above 1.5m limited to about 4½ Ft)

Four 'Velux' windows, plain plaster ceiling, downlighting, wall-to-wall storage, two radiators.

Outside:

Refer to aerial photographs

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

GARAGE: 17'3 x 15'9

Up and over door, light and power, side access door, electric car charging point. 2nd EV charging points, driveway parking for 2 cars.

FURTHER PARKING:

Parking for up to six cars behind double timber gates.

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Entrance Hall



Cloakroom



Living Room



Living Room



Playroom



Playroom



Utility Room & Walk-in Larder/Store



Inner Hallway

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Large Study



Luxury Kitchen



Luxury Kitchen



Open Plan Dining-cum-Family Area



Open Plan Dining-cum-Family Area



Open Plan Dining-cum-Family Area



First Floor - Bathroom One with Spa Bath

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En-Suite to Bedroom One



Bedroom One



Bedroom One



First Floor - Bathroom Two



First Floor - Bedroom Five



First Floor - Bedroom Two



First Floor - Bedroom Three

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Child's Area annexed to Bedroom Four



First Floor – Bedroom Four through to play area



On the periphery of the village
 White star shows entrance to bridleway

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC



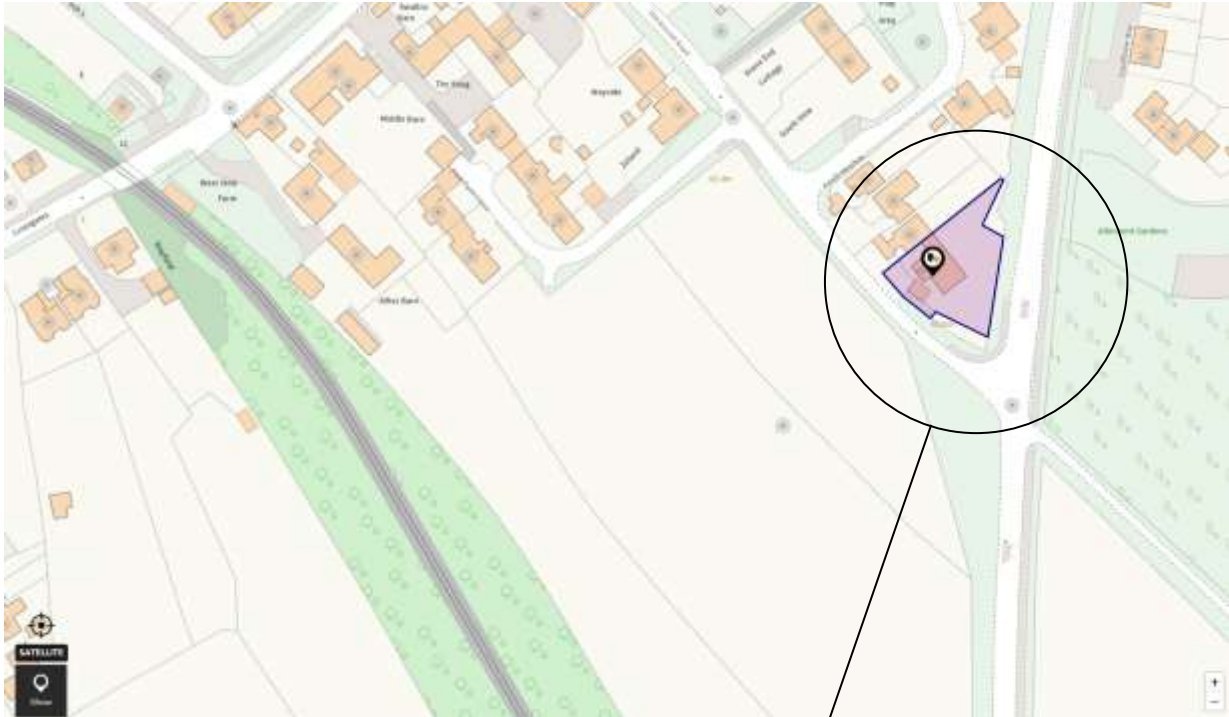
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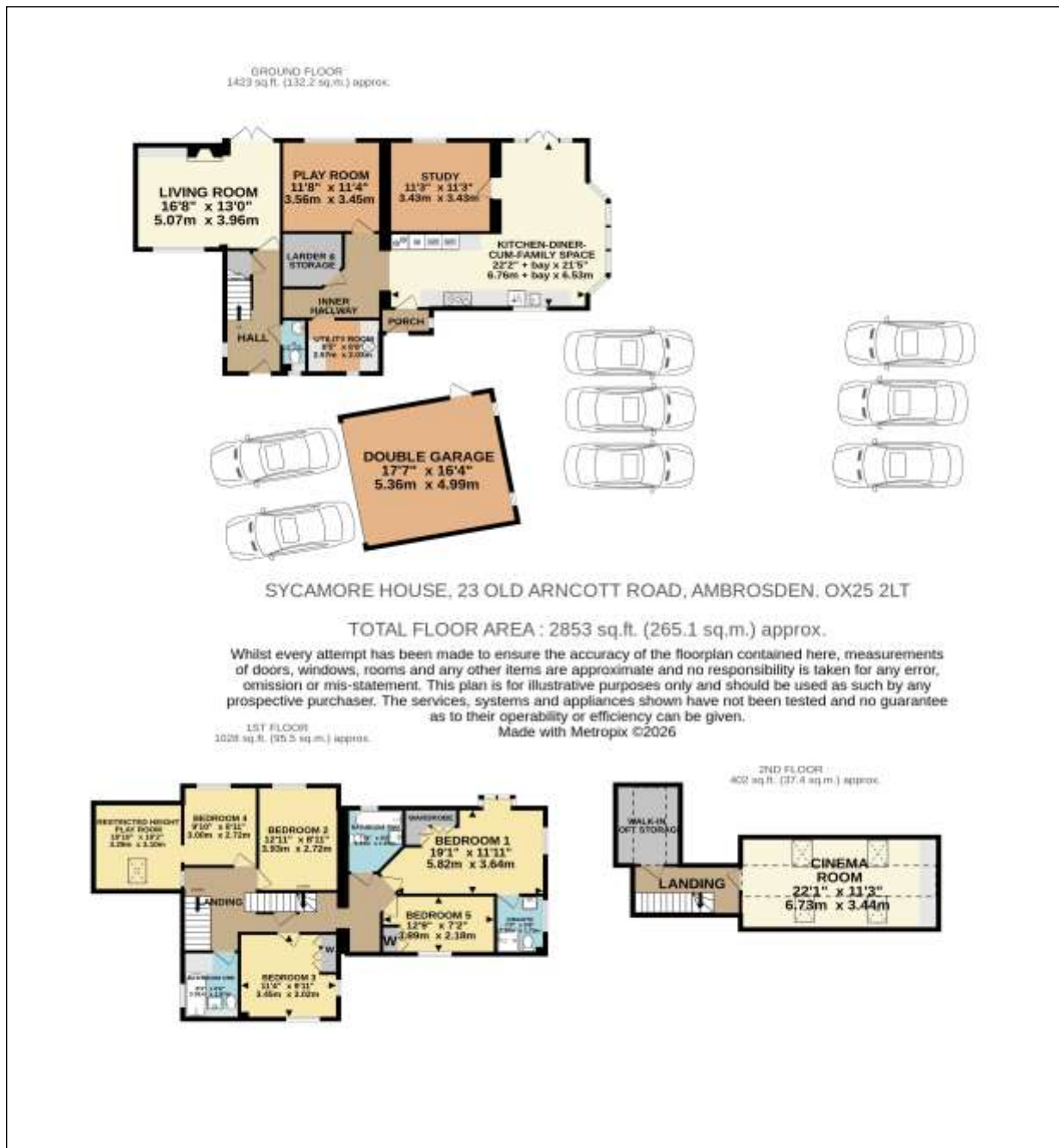
Space for Notes

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