

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



16 Blackthorn Road, Launton, Oxfordshire. OX26 5DA

Backing directly onto Woodland Trust land, this deceptively spacious family home offers an impressive amount of accommodation, with five well-proportioned bedrooms, three bathrooms and generous open-plan living space downstairs. The ground floor is designed for modern family living, with large bi-fold doors opening directly onto the garden. Further benefits include a substantial 22ft garden office adjoining the garage, providing an excellent space for home working, hobbies or additional recreational use. With its surprisingly spacious interior, excellent bedroom accommodation and attractive woodland setting, this is a truly versatile home that offers far more than first impressions might suggest.

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A Five-Bedroom Detached Chalet Bungalow with Ground Floor Shower Room, Living/Kitchen/Family/Dining Area, Utility Room, Two Bedrooms, Family Room to Ground Floor and Three Bedrooms, Bathroom and En-Suite to First Floor, Front and Substantially long Rear Garden, 22Ft Garden Office and Garage with Driveway Parking for Several Cars.

FREEHOLD

£ 750,000

- ❖ Recessed Porch and Entrance Hall, Cloakroom
- ❖ Ground Floor Front Bedroom and Side Bedroom
- ❖ Reception Room
- ❖ Living/Kitchen/Family/Dining Area and Separate Utility Room
- ❖ Three First Floor Bedrooms with Bathroom and En-Suite
- ❖ "Origin" Aluminium Windows and Doors
- ❖ Front and Rear Gardens
- ❖ 22Ft Garden Office
- ❖ Garage and Driveway Parking

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Key Facts for Buyers:

EPC: Rating of D (68).
Council Tax: Band D
Approx. £2,583 per annum.

Ground Floor:

RECESSED PORCH:

Post box, tiled step, outside courtesy light, part-glazed "Origin" door and adjacent window.

ENTRANCE HALL:

Plain plaster ceiling, downlighting, Oak flooring, turning staircase, understairs recess, built-in shoe cupboard, linen cupboard, understairs cupboard, central heating thermostat.

SHOWER ROOM: 6'6 x 4'8

Side aspect "Origin" window, plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, heated towel rail, 1290mm x 720mm shower enclosure with "Aqualisa" shower, single moulded basin and concealed cistern WC, shaver socket.

BEDROOM FOUR: 12'0 x 9'10

Front aspect "Origin" window, plain plaster ceiling, coving, radiator, built-in 2-door wardrobe.

FAMILY ROOM: 13'0 x 10'1

Front aspect "Origin" window, plain plaster ceiling, coving, radiator.

BEDROOM FIVE: 12'3 x 8'5

Side aspect "Origin" window, plain plaster ceiling, coving, radiator, Oak flooring.

LIVING/KITCHEN/FAMILY/DINING AREA:

Living Area - 12'9 x 11'6: Side aspect PVC window, open plan to kitchen/family, plain plaster ceiling, coving, Oak flooring, 6kw wood burner, dimmer switch.

Kitchen Area - 18'5 x 13'6: Side aspect "Origin" window, plain plaster ceiling, downlighting, underfloor heating control, ceramic tiled floor, wet system underfloor heating. Range of tall base and eye level units, Granite worksurface, two 600mm base units, tall unit (600mm wide) with cutlery and pan drawers, microwave combi and warming tray, second tall unit (600mm wide) with pyrolytic fan oven/grill with steam function, 600mm cutlery and pan drawers, integrated dishwasher, 400mm pan drawer, 800mm twin Earthenware enamel sinks, 400mm pan drawer, tall wine rack, space for 900mm wide fridge freezer, under counter fridge, 800mm cutlery and pan drawer, 4-ring induction hob with extractor in centre, 600mm cutlery and pan drawer, two 900mm base units with two 450mm doors each, breakfast bar.

Family Area 13'8 x 9'0: Open plan to kitchen, dining and living area, plain plaster ceiling, downlighting, Oak flooring, radiator.

Dining Area - 14'7 x 8'4: Rear aspect tri-fold doors to the garden, two skylights, open plan to kitchen and family areas, ceramic tiled floor, underflooring heating (*wet system*), separate zone for dining area, underfloor heating control.

UTILITY ROOM: 9'9 x 6'5

Rear aspect "Origin" glazed door, extractor fan, plain plaster ceiling, downlighting, ceramic tiled floor, chrome heated towel rail, underfloor heating termini. Range of base and eye level units, Oak worksurface, tall unit (400mm wide) for Hoover, etc, recess for drying racks, 800mm base unit with two 400mm doors, 1½ bowl stainless steel sink, 400mm base unit, 600mm drawers, space for washing machine and tumble dryer on worksurface over.

First Floor:

LANDING:

Side aspect "Velux" window, plain plaster ceiling and downlighting.

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BATHROOM: 11'7 x 7'1

Front aspect "Origin" window, side aspect Velux skylight, plain plaster ceiling, downlighting, luxury vinyl flooring, heated towel rail, 870mm x 870mm shower enclosure with thermostatic shower, second hand-held head, sliding head support, concealed cistern dual flush WC, inset wash hand basin, double ended spa bath with centre taps.

BEDROOM TWO: 11'7 plus wardrobe x 10'6

Front aspect "Origin" window, velux window, eaves airing cupboard, radiator, built-in wardrobe.

BEDROOM THREE: 12'6 x 8'6

Side aspect "Velux fire escape skylight, plain plaster ceiling, downlighting, radiator, built-in wardrobe.

BEDROOM ONE: 15'10 x 13'0

Rear aspect "Origin" window, side aspect "Velux" window, plain plaster ceiling, downlighting, two radiators, wall-to-wall wardrobe, air conditioning unit, built-in cupboard enclosing pressurised water tank, feature wood burner chimney flue in stainless steel.

EN-SUITE: 8'5 x 5'10

Side aspect Velux skylight, plain plaster ceilings, downlighting, heated towel rail, luxury vinyl flooring, 960mm x 760mm shower enclosure, rain head, second hand-held head, sliding head support, fitted units with concealed dual flush WC and inset wash hand basin, shaver socket.

Outside:

FRONT GARDEN: refer to photograph and floor plan

REAR GARDEN: refer to photographs

Approx 100ft long, outside tap, outside electricity point, patio, pond.

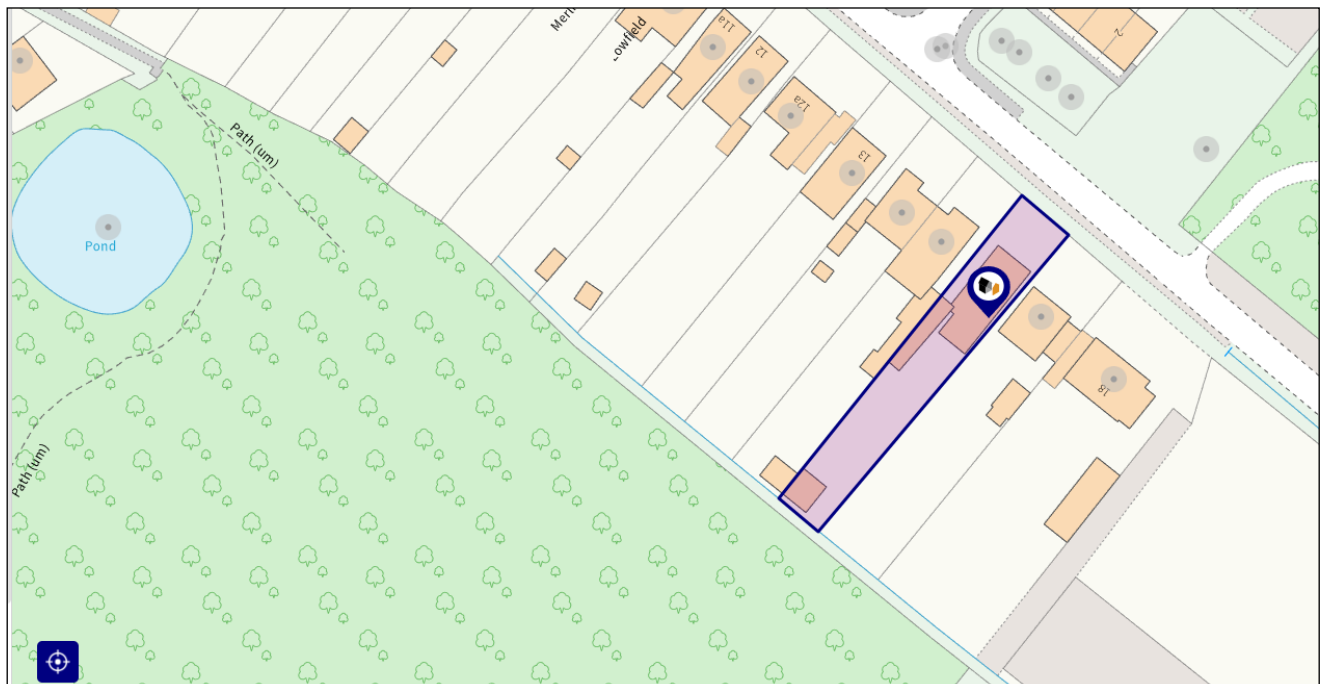
GARDEN OFFICE: refer to photographs.

GARAGE: refer to floor plan

Roller door, light and power, loft storage, "Origin" glazed side door, RCD electricity consumer unit.

SHED/WORKSHOP:

Insulated, light & power. Located at the bottom of the garden.



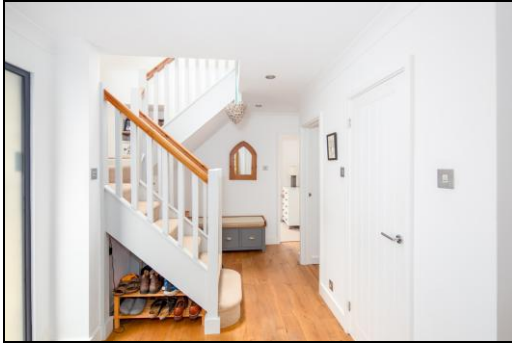
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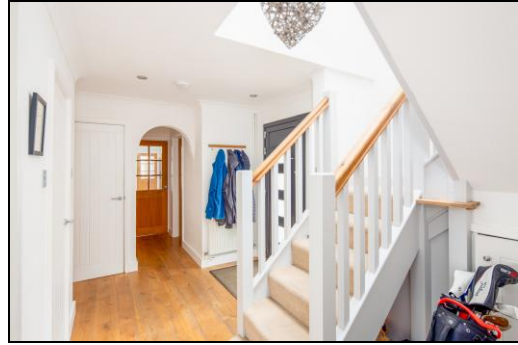
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Entrance Hall



Entrance Hall



Ground Floor Bedroom Four



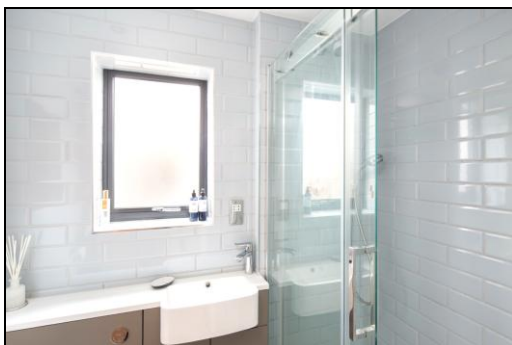
Ground Floor Bedroom Four



Family Room



Family Room



Ground Floor Shower Room



Ground Floor Bedroom Five

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Kitchen Family Room through to Living Area



Living Area

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Living Area



Kitchen Area



Kitchen Family Dining Area



Kitchen Area



Kitchen Area

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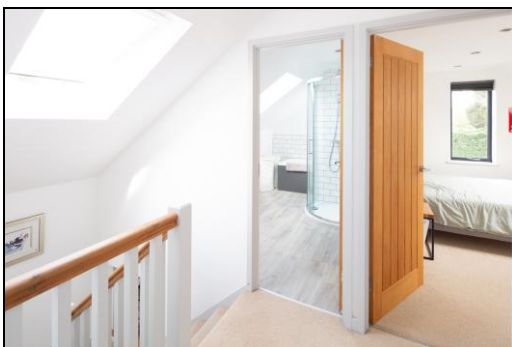
Kitchen Area



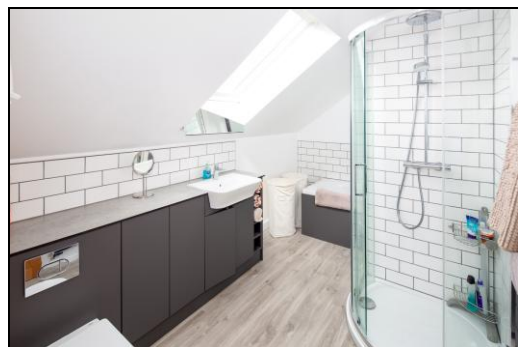
Utility Room



Dining Area



Landing



Bathroom

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Bedroom Two



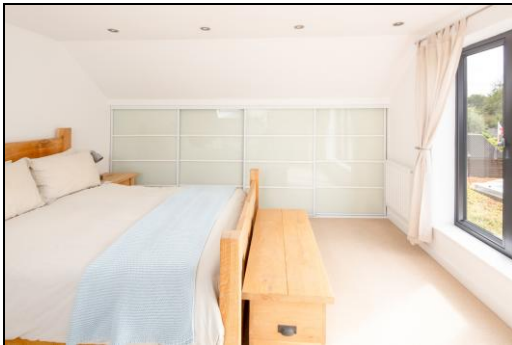
Bedroom Two



Bedroom One



Bedroom One



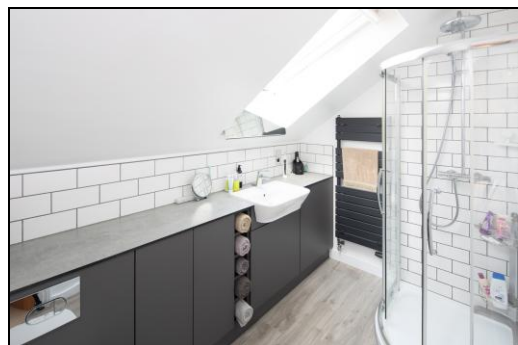
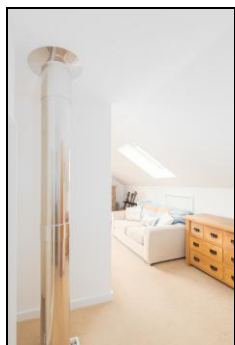
Bedroom One



View from Bedroom One



Bedroom One



En-Suite to Bedroom One

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Rear Garden



Rear Garden

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Rear Garden



Rear Garden



Rear Elevation



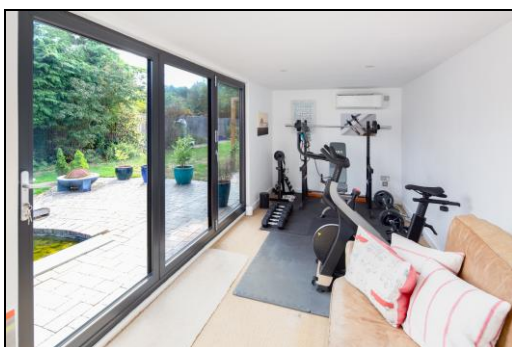
Rear Elevation



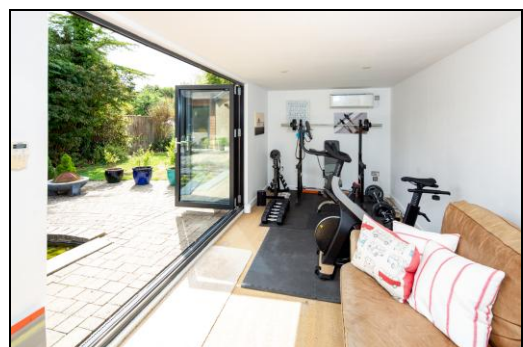
Shed



Garden Office



Garden Office



Garden Office

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