

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**18 Williams Road, Upper Heyford,
Bicester, Oxfordshire. OX25 5AX**

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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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Benefiting from high ceilings providing overall bright and airy space and set over Three Floors, A Five Bedroom Detached House with Cloakroom, Study, Living Room, Kitchen-Family-Dining Room, Bathroom, Dressing Room and En-Suite to Master Bedroom, Second Floor Shower Room, Front and Rear Gardens, Garage and Driveway Parking for 2-3 Cars

FREEHOLD

£ 635,000

- ❖ Entrance Hall and Cloakroom
- ❖ Study
- ❖ Living Room
- ❖ Kitchen-Family-Dining Room
- ❖ First Floor Landing and Family Bathroom
- ❖ Master Bedroom with En-Suite and Dressing Room
- ❖ Two Further First Floor Bedrooms
- ❖ Second Floor with Two Bedrooms and Shower Room
- ❖ Front and Rear Gardens
- ❖ Garage and Driveway Parking for 2-3 Cars

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Ground Floor:

SLOPING OPEN PORCH:

Two outside courtesy lights, outside gas and electric meter boxes, outside tap, Indian sandstone sloped path to part-glazed security front door.

ENTRANCE HALL:

Front aspect PVC window, plain plaster ceiling, downlighting, radiator, understairs cupboard.

UNDERSTAIRS CUPBOARD:

RCD/MCB electricity consumer unit (*metal*), plain plaster ceiling, ceramic tiled floor, 1 Gig (1000 Mbps) FTTP with Cat 5(E) distribution hub, ONT cable (*supplied via See The Light – about £43 pcm*).

CLOAKROOM: 6'2 x 3'1

Plain plaster ceiling, downlighting, radiator, ceramic tiled floor, wall mounted wash hand basin and cupboard under, dual flush close coupled WC.

STUDY: 10'5 x 8'0

Front aspect PVC window, plain plaster ceiling, downlighting, radiator, Cat 5(E) point, telephone point.

LIVING ROOM: 14'7 x 11'1

Front aspect PVC window, plain plaster ceiling, downlighting, radiator, Vaillant central heating control (*ground floor zone*), multi-media point, two Cat 5(E) points, telephone point, open plan to:

KITCHEN-FAMILY-DINING ROOM:

Family Dining (18'0 x 9'6): Rear aspect separately opening door and trifold door to make 4-panels, plain plaster ceiling, downlighting, ceramic tiled floor, two radiators, open plan to:

Kitchen (11'6 x 9'6):

Rear aspect PVC window, plain plaster ceiling, downlighting, ceramic tiled floor, extractor fan. Range of tall base and eye level units, Quartz 20mm worktop and upstands, 500mm base unit, 300mm wine chiller, 500mm cutlery and pan drawers, 600mm undersink base unit, 1½ bow undermounted “Rangemaster” sink, “AEG” integrated dishwasher, 800mm corner base unit with 300mm door, 900mm pan drawers, 4-ring “AEG” induction hob, extractor hood, 900mm base unit with two 450mm doors. Further range of two tall units (*600mm wide*) with integrated fridge freezer, fan oven/oven grill and microwave combination.

UTILITY ROOM: 6'2 x 6'1

Side aspect half glazed security door to driveway, wall mounted “Vaillant” boiler, radiator. Range of base and eye level units, Quartz worktops, undermounted “Rangemaster” sink, space for washing machine, 500mm base unit, space for tumble dryer.

First Floor:

LANDING:

Front aspect PVC window, plain plaster ceiling, downlighting, radiator, airing cupboard, stairs to second floor.

BATHROOM: 7'10 x 5'6

Rear aspect PVC window, plain plaster ceiling, downlighting, chrome heated towel rail, double ended bath with centre tap, hand head shower attachment, tiled surrounds, wall hung wash hand basin, concealed cistern dual flush WC.

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BEDROOM ONE: 13'0 x 11'0

Rear aspect PVC window, plain plaster ceiling, radiator, central heating control (*first and second floors*).

DRESSING ROOM: 8'2 x 4'2

Fitted wardrobes either side, open plan to:

EN-SUITE: 11'0 x 6'1

Front aspect PVC window, plain plaster ceiling, downlighting, ceramic tiled floor, chrome heated towel rail, 1380mm x 900mm shower enclosure with monsoon head and second hand held head, double ended bath with centre tap, hand held shower attachment, wall hung wash hand basin (*under basin cupboard and drawers to be left*), concealed cistern dual flush WC.

BEDROOM TWO: 12'9 shortening to 10'8 x 11'5

Front aspect PVC window, plain plaster ceiling, radiator.

BEDROOM THREE: 11'0 extending to 13'0 x 10'0 extending to 11'3

Rear aspect PVC window, plain plaster ceiling, radiator, Cat 5(E) point.

Second Floor:

LANDING:

Plain plaster ceiling, downlighting, access to loft space, storage cupboard.

SHOWER ROOM: 8'0 x 6'3

Plain plaster ceiling, downlighting, extractor fan, 1100mm x 800mm shower enclosure with monsoon head, second handheld head, concealed cistern dual flush WC, wall hung wash hand basin.

BEDROOM FOUR: 16'8 plus bay x 11'4

Front aspect PVC dormer window, rear aspect skylight, radiator.

BEDROOM FIVE: 16'8 plus bay x 10'11 narrowing to 7'10

Front aspect PVC dormer window, rear aspect skylight, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Outside tap, outside electric sockets, gate to drive.

GARAGE: 20'0 x 10'0

Up and over door, light and power (*RCD protected*), driveway parking for 2-3 cars.

Key Facts for Buyers:

EPC: Rating of B (86).

Council Tax: Band G

Approx. £4,354 per annum.

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Sloping Porch and Front Door



Entrance Hall



Entrance Hall



Study



Living Room

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Living Room through to Kitchen-Family-Dining



Living Room



Kitchen-Family-Dining Room



Kitchen-Family-Dining Room



Kitchen-Family-Dining Room

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Kitchen-Family-Dining Room



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Kitchen Area and Utility Room



Utility Room



Bathroom



Bedroom One



Bedroom One

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Bedroom One



Dressing Room to Bedroom One



En-Suite to Bedroom One



Bedroom Three



Bedroom Two



Bedroom Two



Second Floor Bedroom Four



Second Floor Bedroom Four

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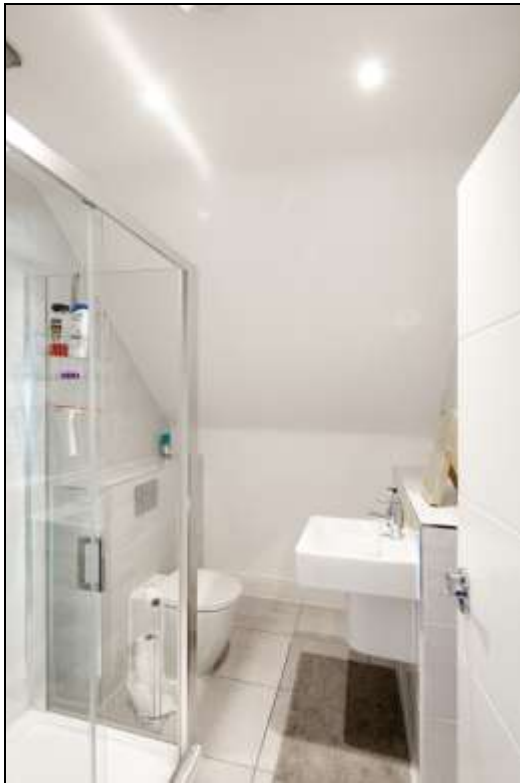
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Second Floor Bedroom Five



Second Floor Bedroom Five



Second Floor Shower Room



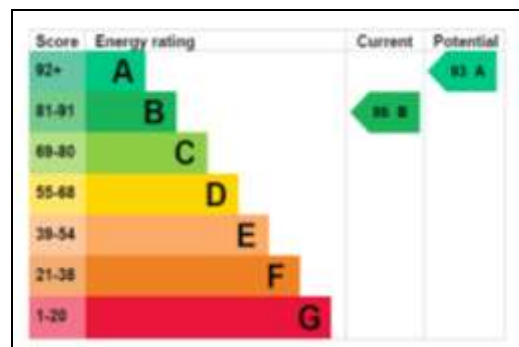
Rear Garden



Rear Garden



Rear Garden



EPC

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Space for Notes

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