

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**23 Ormond Manor Road, Fritwell,
Bicester, Oxfordshire. OX27 &AH**

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Web: www.bartonfleming.co.uk
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

23 Ormond Manor Road, Fritwell, Oxon. OX27 7AH



Built in Real Stone as the showcase example for the development and positioned on a corner plot – an imposing Three-Bedroom Detached with a family area off the kitchen diner, good sized en-suite and an extra wide garage.

FREEHOLD

£ 500,000

- ❖ Open Pitched Porch
- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ 18Ft Living Room
- ❖ 'L'-shaped Kitchen Diner with Family Area off
- ❖ Family Area with French Doors & Skylight
- ❖ Landing, Three Bedrooms
- ❖ Main Bathroom & Larger En-Suite at 9Ft wide.
- ❖ Walled Garden
- ❖ Extra wide 11Ft x 20¼Ft Garage

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Key Facts for Buyers:

EPC: Rating of 83,B.
Council Tax: Band E
Approx. £3,050 per annum.

Ground Floor:

PITCHED OPEN PORCH:

Outside courtesy light, part glazed security front door to:-

HALL:

Plain plaster ceiling, radiator, Amtico flooring, central heating thermostat, under-stairs tank cupboard, RCD MCB electricity consumer unit, internet FTTP hub, Cat 6 distributor, air source heat pump interface, staircase with window above.

CLOAKROOM: 6'3 x 3'1.

Front aspect PVC sash window, plain plaster ceiling, down lighting, Amtico flooring, chrome heated towel rail, concealed cistern dual flush WC, wall-hung wash hand basin.

LIVING ROOM: 18'0 x 10'4.

Front & two side aspect PVC sash windows, plain plaster ceiling, Amtico flooring, two radiators, multimedia socket, TV/radio socket.

KITCHEN-DINER-FAMILY ROOM:

L-shaped – 18Ft narrowing to 8'8 each way.

Two front aspect and one side aspect PVC sash windows, skylight, French doors to the garden, Amtico flooring, radiator.

Range of tall, base and wall units with square edge laminate worktops and upstands, plus tiled surrounds, integrated washer-dryer, integrated dishwasher, 900mm under-sink base unit with 2 x 450mm doors, 1½ bowl enamel glazed earthenware sink, 800mm corner base unit with 300mm door, 'Fisher & Paykel, 4-ring induction hob, 600mm cutlery and pan draws under, 800mm corner base unit with 400mm door, 300mm base unit, 600mm tall unit with fan oven-grill and integrated microwave over, 600mm tall unit with integrated 1040mm fridge and 550mm freezer.

First Floor:

LANDING:

Window on the staircase, plain plaster ceiling, loft hatch (*hardwired light & power*), linen cupboard, radiator.

BATHROOM: 7'1 x 6'2.

Front aspect PVC sash window, plain plaster ceiling, down lighting, extractor fan, chrome heated towel rail, Amtico flooring, bath with mixer tap and shower attachment, rail and curtain, concealed cistern dual flush WC, wall hung wash hand basin with cupboard under, shaver socket.

BEDROOM ONE: 11'2 x 8'10 plus wardrobe.

Front and side aspect PVC windows, plain plaster ceiling, heat recovery vent, radiator, TV & radio socket, 1800mm built-in double wardrobe.

EN-SUITE: 8'11 x 6'8.

Side aspect PVC window, plain plaster ceiling, down lighting, extractor fan, Amtico flooring, chrome heated towel rail, 1170mm x 800mm shower enclosure with thermostatic shower and sliding head support, concealed cistern dual flush WC, wall hung wash hand basin with cupboard under, shaver socket.

BEDROOM TWO: 10'3 x 9'8.

Front and side aspect PVC sash windows, plain plaster ceiling, radiator.

BEDROOM THREE: 10'6 x 8'1.

Side aspect PVC sash window, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: Refer to photos.

Electricity meter box.

REAR GARDEN: Refer to photos.

Patio, outside light, outside tap, storage area to the rear of the garage for a shed.

GARAGE & DRIVEWAY: 20'3 x 10'11.

Wider than normal even for a modern garage, up-and-over door, light and power, eaves truss storage, driveway parking for two cars in tandem.

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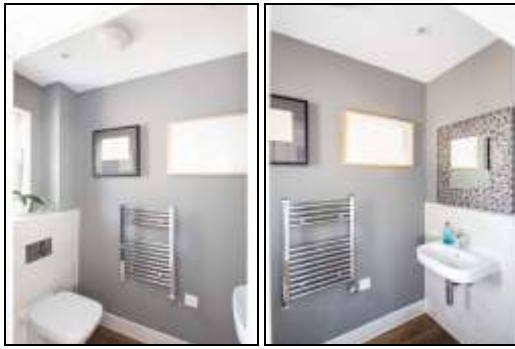
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Front



Hall



Cloakroom



Living Room



Living Room



Living Room



Kitchen



Dining-Family

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Kitchen



Kitchen-Family-Dining



Main Bathroom



Main Bathroom



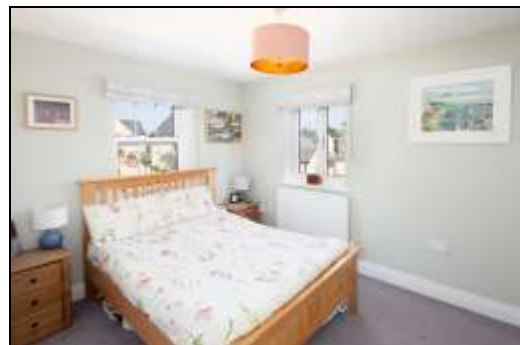
Bedroom Two



Bedroom Three



En-Suite



Bedroom One

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Bedroom One



Bedroom One



Rear Garden



Rear Garden



Rear Elevation



Side Elevation, Garage & Driveway

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

E P C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0034-8135-0300-0660-8222>

[Search results for OX27 7AH - Check and challenge your Council Tax band - GOV.UK](#)

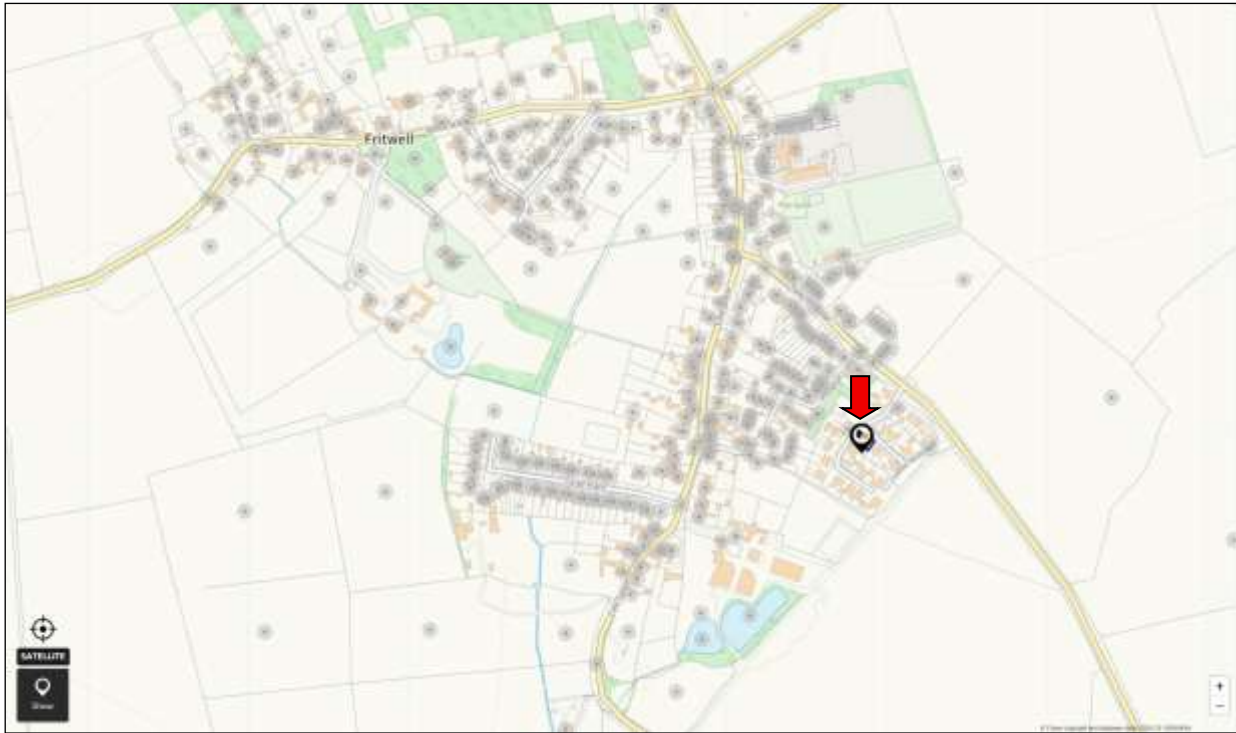
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Space for Notes:

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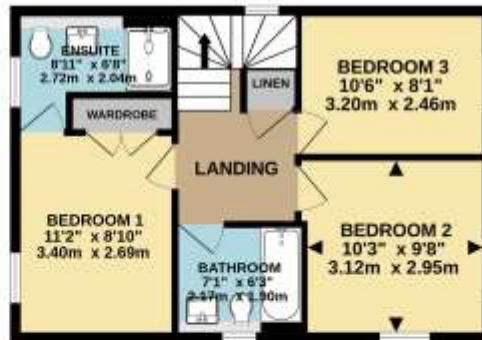


23 ORMAND MANOR ROAD, FRITWELL, OXON, OX27 7AH

TOTAL FLOOR AREA : 1035 sq.ft. (96.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 12025

1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



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 when 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.