

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



'Fairlea', Main Street, Wendlebury, Bicester, Oxfordshire. OX25 2PQ

This property is a bit of a Tardis. It offers extensive accommodation, having about four extensions to the original footprint and thus is far larger than appears from this front photograph. It now offers three double and one single bedrooms, three bathrooms/shower rooms, two main reception rooms and a dining room extension onto the garden which being 22Ft wide is suitable for both dining and family space. The Kitchen has high end fitted appliances with multiple ovens. There's bucket loads of parking, and the garage is sensibly wide at 11½ Ft. The village boasts a well-known eatery Pub, "The Lion" about 75 yards away, owned and operated by The Henley Brewery.

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62 North Street, Bicester. OX26 6NF

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249922

Fairlea, Main Street, Wendlebury, Oxfordshire. OX25 2PQ



A Four Bedroom Chalet Bungalow with Extended Living Room and Sitting Room, Kitchen open plan to Family Dining Room, Ground Floor Guest Bedroom with En-Suite, Bathroom, Utility Room, Garage and Driveway with Ample Parking

FREEHOLD

£ 575,000

- ❖ Entrance Hall and Inner Hall
- ❖ Guest Bedroom with En-Suite
- ❖ Cloakroom
- ❖ Extended Living Room
- ❖ Sitting Room
- ❖ Kitchen, open plan to Dining Family Room
- ❖ Landing
- ❖ Three First Floor Bedrooms and Bathroom
- ❖ Front and Rear Gardens
- ❖ Garage and Large Driveway with Ample Parking

**VIEWING
APPOINTMENT:**

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of C (70).
Council Tax: Band E
Approx. £3,011 per annum.



Ground Floor:

ENTRANCE HALL: 13'2 wide

Windows to either side of the front door, further front aspect PVC window, plain plaster ceiling, radiator, shelved recess, double doors to:

INNER HALL: 17'0 deep.

Plain plaster ceiling, downlighting, two radiators, built-in cupboard, staircase, understairs recess, side door to enclosed alley.

CLOAKROOM/SHOWER ROOM: 8'4 x 3'10.

Side aspect PVC window, plain plaster ceiling, extractor fan, vinyl flooring, tall chrome heated towel rail, 1160mm x 760mm shower enclosure with "Mira" thermostatic shower, sliding head support, concealed cistern dual flush WC, inset wash hand basin with cupboard under, shaver socket.

GUEST BEDROOM: 10'9 x 9'11.

Rear aspect PVC window, plain plaster ceiling, access to loft space, radiator, wardrobe recesses, wall mounted bedside lights.

EN-SUITE BATHROOM:

Front aspect PVC window, plain plaster ceiling, extractor fan, laminate flooring, tall heated towel rail, 1500mm bath with thermostatic shower over, sliding head support, screen, built-in furniture, concealed cistern dual flush WC, bidet, inset wash hand basin, cupboard and drawers.

EXTENDED LIVING ROOM: 18'7 x 12'0 narrowing to 8'11 in extension.

Side and rear aspect PVC windows on extension, plain plaster ceiling, fireplace, pine mantle, marble hearth, TV socket, wall light point.

SITTING ROOM: 14'4 x 11'11 narrowing to 6'6 in extension.

Front aspect PVC window, plain plaster ceiling, two RCD/MCB electricity consumer units (metal), radiator, BT master socket.

KITCHEN: 15'2 x 10'0.

Side aspect PVC window, open plan to Family Dining Room, plain plaster ceiling, downlighting, laminate flooring. Range of base and eye level units, square edge laminate worksurfaces, high surrounds, 400mm angled corner unit, 300mm base unit, 600mm base unit, 900mm undersink base unit with two 450mm doors, "Franke" 1½ bowl stainless steel sink, 600mm integrated bins, integrated dishwasher 1200mm cutlery and pan drawers, integrated fridge and "Miele" steaming oven, fan oven/oven grill with separate warming drawer, third oven, integrated freezer under, 900mm base unit with two 450mm doors, 900mm cutlery and pan drawer, "Millar" 5-ring gas hob, "Miele" extractor hood, 900mm base unit with two 450mm doors.

FAMILY DINING ROOM: 22'1 x 9'0

Two side aspect PVC windows, rear aspect sliding patio door and window adjacent, plain plaster ceiling, laminate flooring, two radiators, wall light point.

First Floor:

LANDING:

Side aspect PVC window, plain plaster ceiling, access to loft space, radiator, linen cupboard.

BATHROOM: 6'8 x 7'2.

Side aspect PVC window, plain plaster ceiling, downlighting, extractor fan, vinyl flooring, chrome heated towel rail, corner bath with "Mira Sport" electric shower over, screen, pedestal wash hand basin, dual flush close coupled WC.

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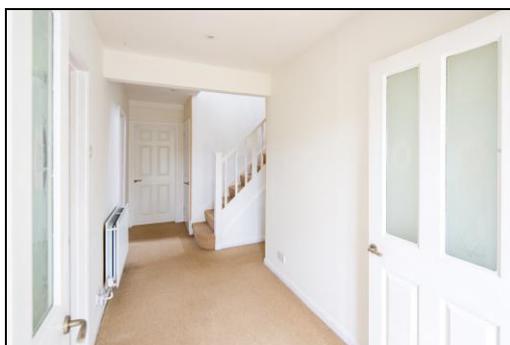
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Entrance Hall



Inner Hall



Cloakroom/Shower Room



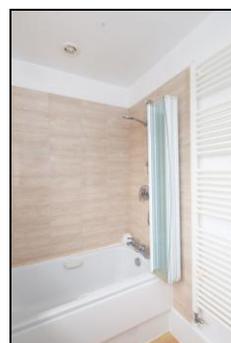
Guest Bedroom Three



Guest Bedroom Three and En-Suite



Guest En-Suite Bathroom Room



Living Room



Living Room

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Sitting Room



Sitting Room



Dining/Family Room



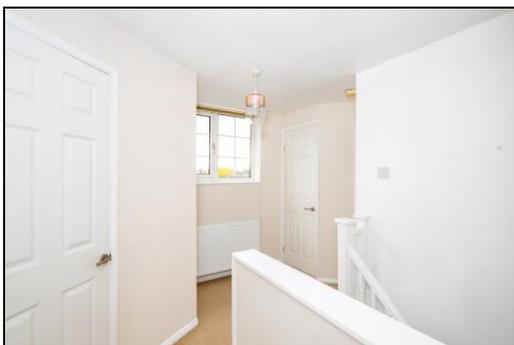
Dining/Family Room



Kitchen



Kitchen



Landing



Bathroom

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Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Four



Utility Room to the Rear of the Garage



Rear Garden



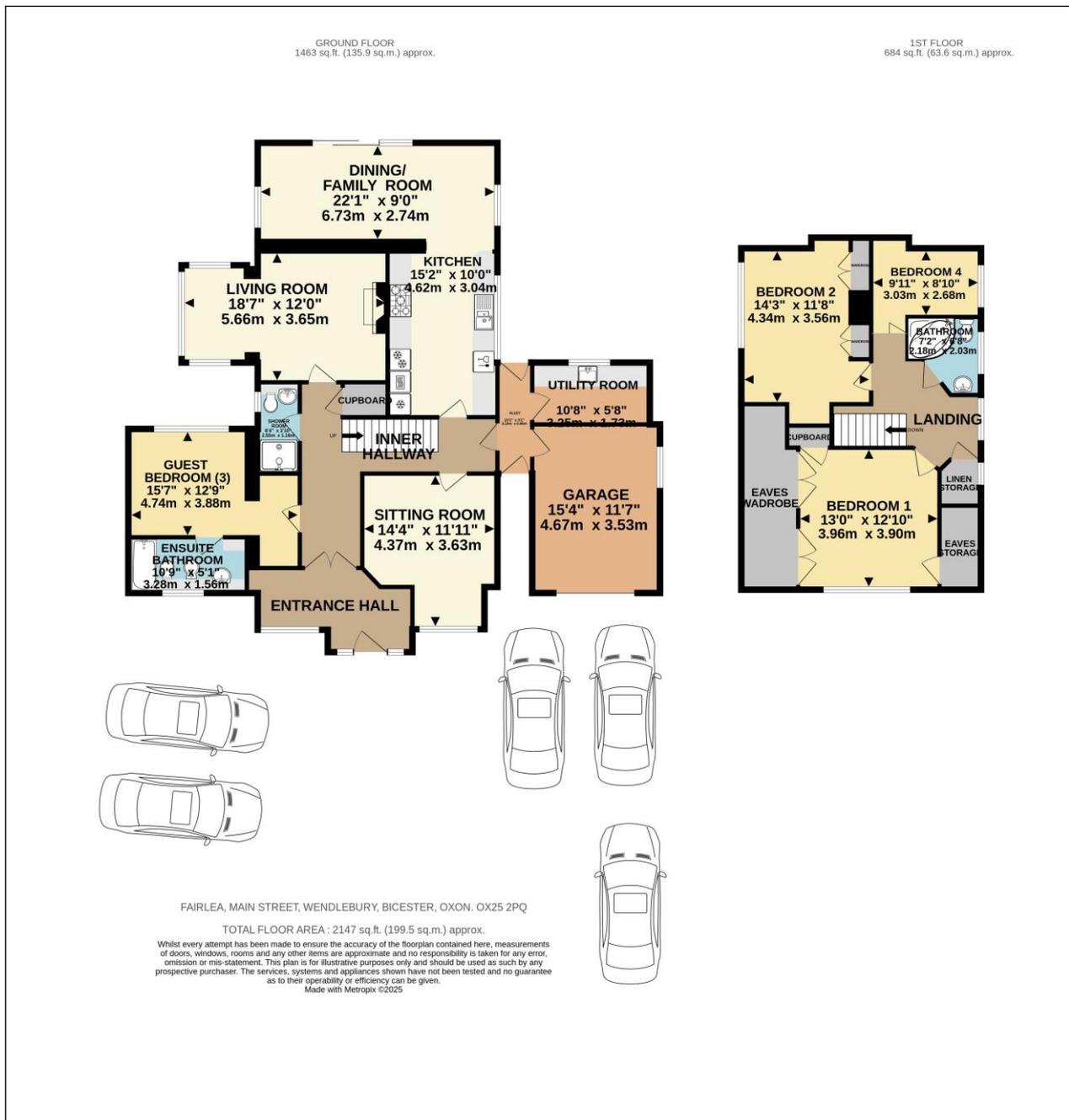
Rear Garden

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