

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**26 Schilling Street, Heyford Park,
Bicester, Oxfordshire. OX25 5DA**

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

26 Schilling Street, Heyford Park, Oxon. OX25 5DA



With a large main bedroom, 4 piece en-suite and dressing room occupying the whole of the top floor –A Well-Positioned Four Bedroom Semi-Detached Town House with Westerly Garden and looking out over Green Space.

FREEHOLD

£ 450,000

- ❖ Built in January 2025
- ❖ Open Porch, Hall, Cloakroom
- ❖ 13Ft x 15½Ft Living Room
- ❖ Kitchen Diner
- ❖ Landing, Main 4-piece Bathroom & Three First Floor Bedrooms
- ❖ Top Floor Bedroom Suite with 15Ft x 12Ft bedroom
- ❖ Full 4-piece En-Suite Bathroom with separate shower enclosure
- ❖ 10Ft x 7Ft Dressing Room
- ❖ Approx 20ft x 10ft Garage & Approx 54Ft Driveway for up to 3 cars
- ❖ West Facing Garden

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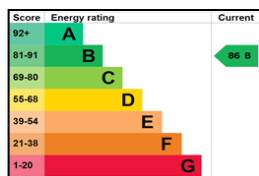
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Key Facts for Buyers:

EPC: Rating of B (86).
Council Tax: Band E
Approx. £3,188 per annum.



Ground Floor:

PITCHED OPEN PORCH:

Ground level gas meter box, part glazed security front door to:-

ENTRANCE HALL:

Plain plaster ceiling, down lighting, 'Therma' central heating thermostat, radiator, under-stairs storage cupboard, under-stairs recess with metal cased RCD/MCB electricity consumer unit, broadband hub.

CLOAKROOM: 5'7 x 2'10.

Plain plaster ceiling, extractor fan, down lighting, ceramic tiled floor, radiator, dual flush close coupled WC, wall hung wash hand basin with cupboard under.

LIVING ROOM: 15'6 x 13'1.

Rear aspect Tri-fold door to the garden, plain plaster ceiling, down lighting, radiator, open plan to dining area.

KITCHEN-DINER: 17'1 x 8'7.

Front & side aspect windows, plain plaster ceiling, extractor fan, downlighting, radiator, ceramic tiled floor, wall mounted 'Ideal Logic System S24' boiler. Range of base and wall units with roll-edge laminate worktops and mirror fleck granite worktops, 300mm wine chiller, 450mm base unit, 600mm cutlery & pan drawers, 'AEG' ceramic induction hob, splash back, slide-out extractor hood, integrated dishwasher, 450mm magic corner unit, 600mm under-sink base unit 1½ bowl under-mounted sink, 300mm base unit.

First Floor:

LANDING:

Front aspect window, plain plaster ceiling, down lighting, radiator, airing cupboard, staircase to 2nd floor.

BATHROOM: 8'8 x 6'6.

Plain plaster ceiling, extractor fan, down lighting, ceramic tiled floor, 1680mm x 740mm double ended

bath with centre tap and hand-help shower attachment, 720mm x 730mm shower enclosure with monsoon shower head and hand-held shower head, wall hung wash hand basin, shaver socket, concealed cistern dual flush WC.

BEDROOM TWO: 12'9 x 8'8.

Rear aspect window, plain plaster ceiling, radiator, Cat6 socket.

BEDROOM THREE: 10'8 x 8'8.

Front aspect window, plain plaster ceiling, radiator, Cat6 socket.

BEDROOM FOUR: 11'2 shortening to 9'1 x 6'6.

Rear aspect window, plain plaster ceiling, radiator, Cat6 socket.

Second Floor:

LANDING:

Door to:-

BEDROOM ONE: 15'2 x 12'0.

Front aspect dormer window, plain plaster ceiling, loft hatch, radiator, central heating thermostat.

DRESSING ROOM: 9'10 x 7'0.

Rear aspect skylight, radiator.

EN-SUITE: 9'9 x 8'2.

Rear aspect skylight, plain plaster ceiling, extractor fan, down lighting, ceramic tiled floor, chrome heated towel rail, 1680mm x 740mm double ended bath with centre tap and hand-held shower attachment, 11790mm x 770mm shower enclosure with monsoon shower head and hand-held head, concealed cistern dual flush WC, wall hung wash hand basin, shaver socket.

Outside:

Front Garden: Refer to photo.

Rear Garden: Refer to photo.

Approx 276° West, patio, external power sockets, tap.

GARAGE: Approx 20'0 x 10'0.

Up-and-over door, light & power, eaves truss storage, Driveway for 2-3 cars in tandem.

EV charging point.

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Front, Garage & Driveway for 3 cars



Living Room



Living Room



Kitchen Area



Kitchen Diner

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Dining Area



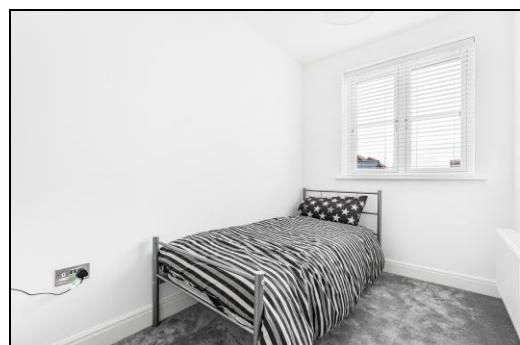
First Floor Main 4 piece Bathroom



Bedroom Three



Bedroom Two



Bedroom Four

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Top Floor Bedroom Suite



En-Suite 4-piece Bathroom

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Bedroom One



Bedroom One & Dressing Room & En-Suite off



Westerly Garden



Rear Elevation



Outlook to the front



Outlook to the front

Score	Energy rating	Current
92+	A	
81-91	B	86 B
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	

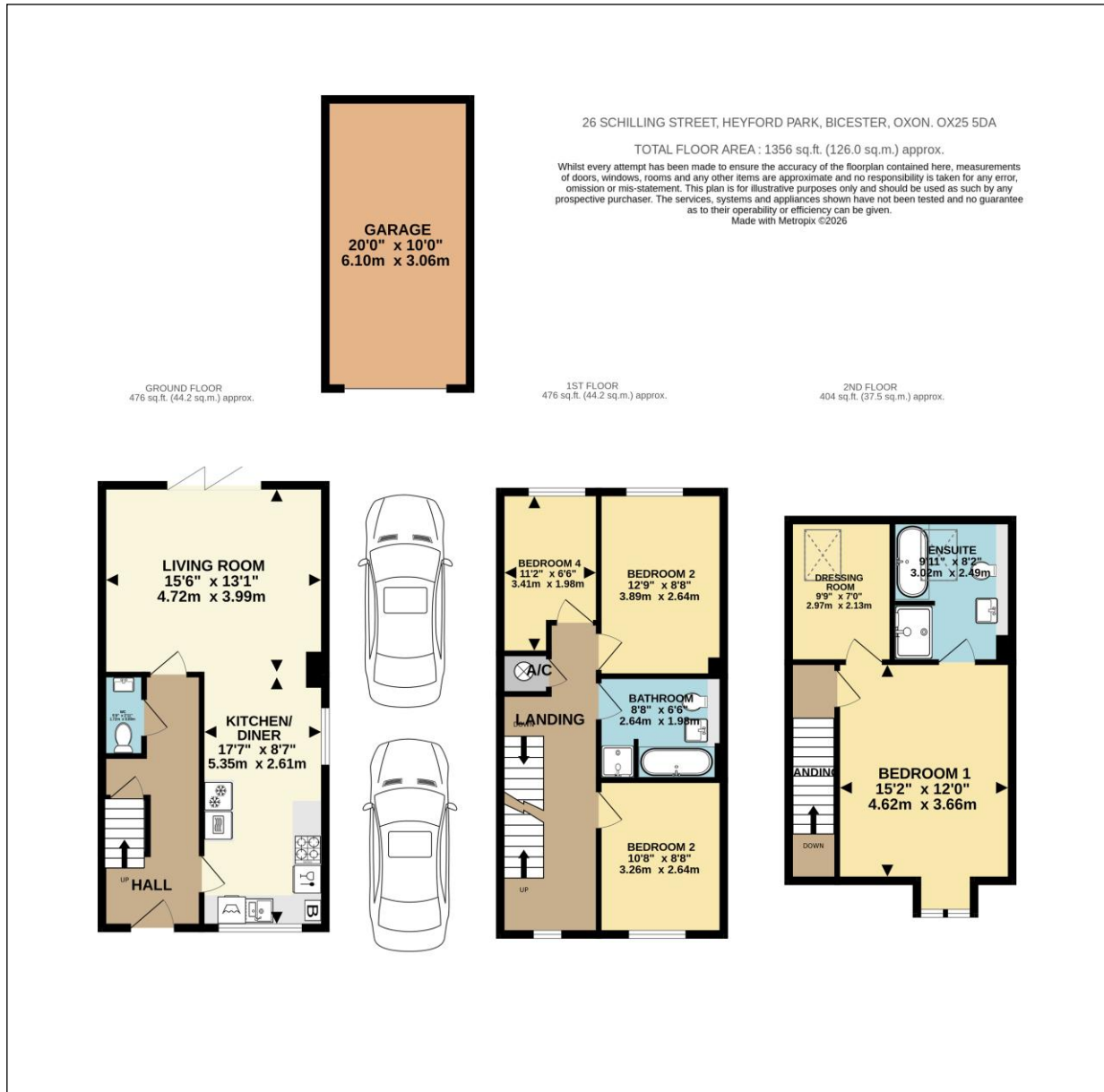
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