

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**37 Oxlip Leyes, Bure Park,  
Bicester, Oxfordshire. OX26 3ED**

*Brought to the market as it's simply too large for the mature couple who own it, and it's time to trade down to something smaller. A rare opportunity to acquire an extended version of this David Wilson Flagship Five Double Bedroom Design, at a sensible price.*

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## 249922

### 37 Oxlip Leyes, Bure Park, Bicester, Oxfordshire. OX26 3ED



**A David Wilson built Executive Five Bedroom Detached House with the kitchen extended and re-fitted to create a Luxury Kitchen – cum – Family Room. The Utility Room has been extended by about 3Ft into the garage space making it roughly 8ft square and re-fitted. All the bathrooms have been re-fitted too.**

**FREEHOLD**

**Offers in Excess Of: £ 775,000**

- ❖ Entrance Hall and Inner Hall, Cloakroom
- ❖ Living Room with fireplace
- ❖ Dining Room
- ❖ Kitchen Breakfast Room and Large Utility Room
- ❖ Galleried Landing, Five Double Bedrooms
- ❖ Family Bathroom and Two En-Suites
- ❖ Front and Rear Gardens
- ❖ Double Garage and Driveway Parking

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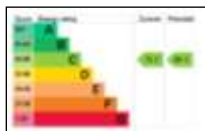
### Key Facts for Buyers:

**Title:** Freehold with no management fees.

**EPC:** Rating of C (73).

**Council Tax:** Band F

Approx. £3,774 per annum.



### Ground Floor:

#### **OPEN PORCH:**

Outside courtesy light, post box, part leaded light glazed security front door to:

#### **ENTRANCE PORCH: 7'8 x 5'8 narrowing to 5'3.**

Plain plaster ceiling, coving, Oak wood flooring, Openreach FTTP internet hub, radiator, arch to:

#### **INNER HALL: 10'6 x 6'11.**

Plain plaster ceiling, coving, central heating thermostat, Oak flooring, staircase.

#### **CLOAKROOM: 6'6 x 3'1.**

Plain plaster ceiling, extractor fan, dual flush close coupled WC, wall hung wash hand basin with cupboard under.

#### **LIVING ROOM: 17'3 x 10'10.**

Front aspect leaded light PVC window, plain plaster ceiling, coving, two radiators, Oak flooring, TV point, fireplace with composite mantle, marble hearth and surround and living flame coal effect fire.

#### **DINING ROOM: 11'9 x 10'2.**

Rear aspect French doors with windows to either side, plain plaster ceiling, coving, Oak flooring, glazed doors to the living room.

#### **KITCHEN BREAKFAST – cum – FAMILY ROOM: 16'11 shortening to 13'4 x 22'6 narrowing to 15'2.**

Side aspect PVC French doors, rear aspect PVC window with arch top, trifold door to the garden, plain plaster ceiling (*part-vaulted*), downlighting. Range of tall base and eye level units, glass worktop, tall unit (600mm wide) with integrated 1000mm fridge and 640mm (3-drawers) freezer, two tall (300mm wide) slide-out larder units, 500mm base unit, 600mm cutlery and pan drawers, 900mm cutlery and pan drawers, 4-ring induction hob, two 600mm base units, 800mm corner base unit with 400mm door, tall unit (600mm wide) with fitted “AEG” pyrolytic fan oven/grill with warming drawer, second tall unit (600mm wide) with fitted “AEG” microwave combi and “AEG” coffee station. 8'0 x 4'0 central island with glass worksurface, undermounted stainless steel sink, dishwasher, 1200mm base unit with two 600mm doors, integrated bins, wine chiller for white wine, 1750mm breakfast bar, 300mm base unit with wine rack for red wine.

#### **UTILITY ROOM: 8'0 x 8'0 extending to 10'4.**

Side aspect half glazed security door to side path, plain plaster ceiling, downlighting, ceramic tiled floor, vertical radiator, wall mounted “Worcester” boiler, understairs cupboard, “Corian” worksurfaces, 900mm undersink drawer unit, undermounted sink, space for washing machine, 500mm base unit, convex curved 300mm base unit, 800mm corner base unit with 400mm door and magic corner trays, 600mm integrated bins.

#### **INTEGRAL GARAGE: 16'4 x 15'2.**

Two up and over doors, RCD/MCB electricity consumer unit, plain plaster ceiling, light and power.

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### First Floor:

#### **LANDING:**

Plain plaster ceiling, access to loft space.

#### **BATHROOM: 8'10 x 5'10.**

Side aspect PVC window, plain plaster ceiling, downlighting, chrome heated towel rail, ceramic tiled floor, fully tiled walls, panel enclosed shower bath, mixer tap, thermostatic shower, rain head, second hand held head, sliding head support, concealed cistern dual flush WC, 800mm x 460mm wall hung designer basin with cupboard under, concealed cistern dual flush WC.

#### **BEDROOM ONE: 16'2 x 10'8 extending to 15'2 into doorway and wardrobe recess.**

Front aspect leaded light PVC window, plain plaster ceiling, downlighting, two radiators, 9-door wardrobe.

#### **EN-SUITE: 8'4 x 6'0.**

Front aspect leaded light PVC window, plain plaster ceiling, downlighting, extractor fan, ceramic tiled floor, fully tiled walls, chrome heated towel rail, 1760mm x 900mm shower enclosure, thermostatic shower, rain head, second hand-held head, sliding head support, concealed cistern dual flush WC, inset wash hand basin with cupboard under, shaver socket.

#### **BEDROOM TWO: 10'3 x 10'0 extending to 12'0.**

Rear aspect PVC window, plain plaster ceiling, downlighting, radiator, 2-door fitted wardrobe, fitted dressing table and drawers.

#### **EN-SUITE: 9'11 x 5'10 narrowing to 4'0.**

Rear aspect PVC window, plain plaster ceiling, downlighting, extractor fan, ceramic tiled floor, fully tiled walls, chrome heated towel rail, 1160mm x 860mm shower enclosure, thermostatic shower, rain head, second hand-held head, sliding head support, concealed cistern dual flush WC, inset wash hand basin with cupboard under.

#### **BEDROOM THREE: 14'8 x 9'1 plus built-in wardrobe.**

Rear aspect PVC window, plain plaster ceiling, radiator, built-in 2-door wardrobe.

#### **BEDROOM FOUR: 11'11 x 11'1.**

Front aspect leaded light PVC window, plain plaster ceiling, radiator, built-in 2-door wardrobe.

#### **BEDROOM FIVE: 10'1 x 8'8.**

Rear aspect PVC window, plain plaster ceiling, radiator, laminate flooring.

### Outside:

#### **FRONT GARDEN: refer to photograph.**

Off-road parking for 2-3 cars.

#### **REAR GARDEN: refer to photographs.**

140<sup>0</sup> magnetic South-East, three patios, outside tap.

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Front



Entrance & Cloakroom



Inner Hall



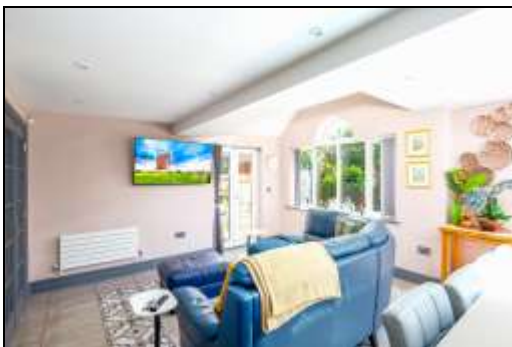
Dining Room



Living Room



Living Room



Extended Kitchen - cum - Family Room



Extended Kitchen - cum - Family Room

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Extended Kitchen - cum - Family Room



Luxury Kitchen Fit



Luxury Kitchen Fit including coffee station



Tri-fold door to the garden (closed)



Large Utility Room



Tri-fold door to the garden (open)



9-door wardrobe in Bedroom One



Bedroom One

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Bedroom One



En-Suite to Bedroom One



En-Suite to Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Bedroom Four Wardrobe



Bedroom Four

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Bedroom Five



Bathroom



Rear Elevation



Rear Elevation



Rear Garden

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From the town centre, exit along Banbury Road from the top-town roundabout. Pass the Apple Green petrol station, pass Bicester North railway station, pass over the roundabout by the Bure Farm Pub and continue all the way up to the ring road. Turn left onto the ring-road, take the 2<sup>nd</sup> left into Purslane Drive, then 2<sup>nd</sup> right into Oxlip Lyes, follow it round to the right and the house is located on the left at the head of the cul-de-sac.

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**Space for Notes**

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