

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



8 Tay Gardens, Bicester, Oxfordshire. OX26 2BX

*A Four-Bedroom Detached With Good-Sized Bedrooms,
a Dressing Room and Re-Fitted En-Suite to Bedroom One,
Re-Fitted Kitchen Breakfast Room open plan to the Dining Area,
South-South-West facing Rear Garden, Garage &
Parking for 2-3 cars on the Front and Electric Car Charging Point.*

BARTON FLEMING

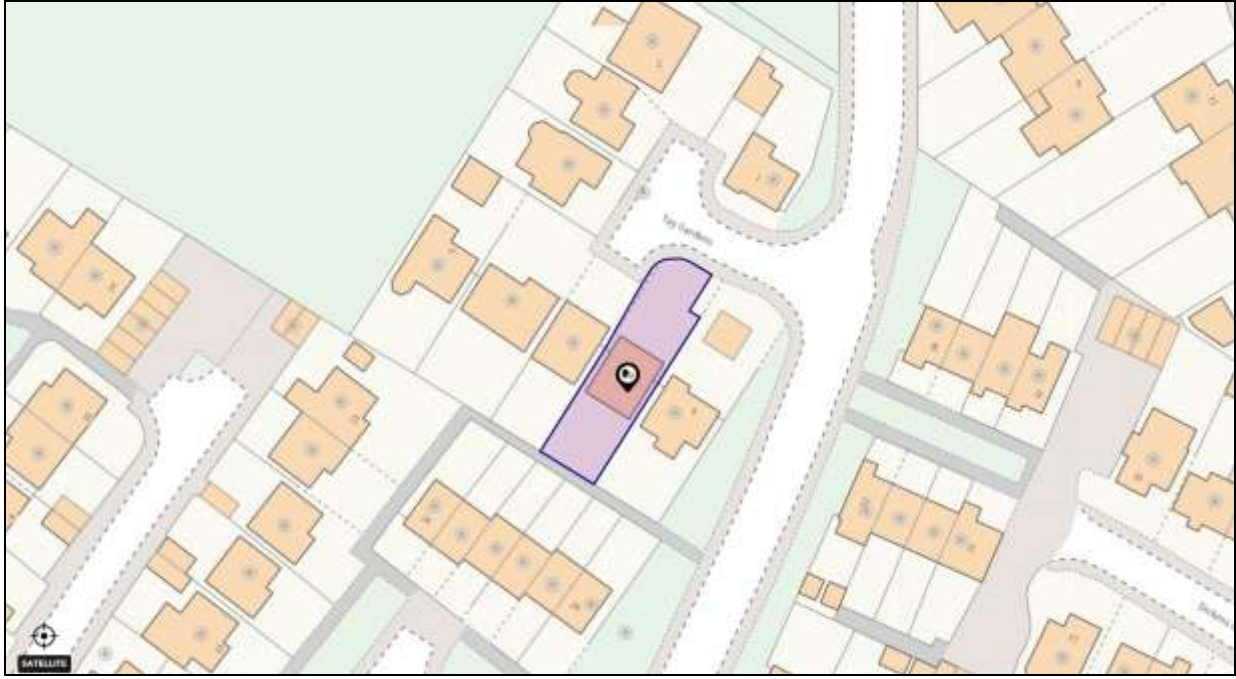
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

8 Tay Gardens, Bicester, Oxon. OX262BX



**Four Bedroom Detached with a South-South-West facing Garden,
Re-fits to Shower Room, En-Suite and Kitchen-Breakfast Room
Plus Garage & Driveway Parking for 2-3 cars.**

FREEHOLD (without fees)

£ 514,500

- ❖ Sloping Open Porch, Entrance Hall, Cloakroom
- ❖ Living Room with Fireplace and French Doors to the garden
- ❖ 20Ft long) Kitchen Breakfast Room Re-fitted (May 22 with twin ovens
- ❖ Open plan to Dining Area
- ❖ Landing, Shower Room Re-fitted (Dec '22)
- ❖ Four Good Sized Bedrooms (3 Doubles and a Large Single that you could get a double bed in)
- ❖ Dressing Room with Wall-to-wall wardrobes
- ❖ En-Suite Re-fitted (2021)
- ❖ South-South-West facing Rear Garden
- ❖ Garage & Off-Road Parking for 2-3 cars side-by-side on the front.
- ❖ Electric EV Charging Point

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Key Facts for Buyers:

Title: Freehold
EPC: Rating of C (74)
Council Tax: Band E
Approx. £3,193.61 per year.



Ground Floor:

SLOPING OPEN PORCH:

Letter box, outside courtesy light, part glazed security front door to:-

ENTRANCE HALL:

Plain plaster ceiling, down lighting, radiator, dimmer switch, under-stairs cupboard, staircase.

CLOAKROOM: 5'7 x 2'8.

Front aspect PVC window, radiator, dual flush close coupled WC, pedestal wash hand basin.

LIVING ROOM: 14'3 x 12'4.

Twin rear aspect PVC windows, rear aspect PVC French doors to the garden, coving, radiator, TV point, dimmer switch.

DINING AREA: 10'10 x 8'6.

Front aspect PVC window, plain plaster ceiling, down lighting, radiator, 'Karndean' luxury vinyl flooring. Open plan to:

KITCHEN BREAKFAST ROOM: 19'0 x 8'6.

Side aspect half glazed security door to the side path, rear aspect PVC window, plain plaster ceiling, down lighting, triple dimmer switch, 'Karndean' luxury vinyl flooring, 'Ideal Logic Heat 2 H18' boiler. Range of tall, base and wall units, roll-edge laminate worktops, breakfast bar and upstands, twin 600mm tall units each with a fan oven/grill, 500mm base unit, 800mm cutlery & pan drawers, 5-ring stainless steel gas hob, ceramic splash back, stainless steel extractor hood, 1000mm corner base with 500mm door and kidney tray magic corner, space for dishwasher, 600mm under-sink base unit, 'Blanco' stainless steel sink, space for washing machine, 3 x 500mm base units with the end one having slide-out drawers.

LANDING:

Loft hatch (*drop down ladder & boarded*), radiator.

SHOWER ROOM: 8'6 x 5'2 widening to 8'5.

Side aspect PVC window, plain plaster ceiling, extractor fan, down lighting, vinyl flooring, chrome heated towel rail, 1380mm x 800mm shower enclosure with thermostatic fixed rain head and second hand-held head with sliding head support, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM ONE: 14'4 x 9'3.

Twin rear aspect PVC windows, radiator, dimmer switch. Arch to:

DRESSING ROOM: 7'9 x 7'0.

Wall-to-wall wardrobes either side.

EN-SUITE: 7'9 x 3'10.

Side aspect PVC window, extractor fan, vinyl flooring, chrome heated towel rail, fitted wall cabinets, 1170mm x 800mm shower enclosure with thermostatic fixed rain head, and second hand-held head with sliding head support, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM TWO: 14'6 x 8'11.

Two front aspect PVC windows, radiator.

BEDROOM THREE: 11'10 x 8'6.

Front aspect PVC window, radiator, dimmer switch.

BEDROOM FOUR: 8'6 x 9'1 deepening to 12'4.

Rear aspect PVC window, radiator.

Outside:

FRONT & GARAGE: 17'0 x 7'9.

Off-road parking for 2-3 cars side-by-side, electric car charging point. Up-and-over door, light & power, plastered ceiling.

REAR GARDEN: Refer to photos.

215° Magnetic South-South-West orientation, tap, patio, side gate.

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Front



Hall



Cloakroom



Dining Area open plan to Kitchen Breakfast



Kitchen Breakfast Room refitted May 22



Kitchen Breakfast Room refitted May 22



Living Room



Living Room

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Shower Room Refitted Dec 22



Bedroom One



Bedroom One



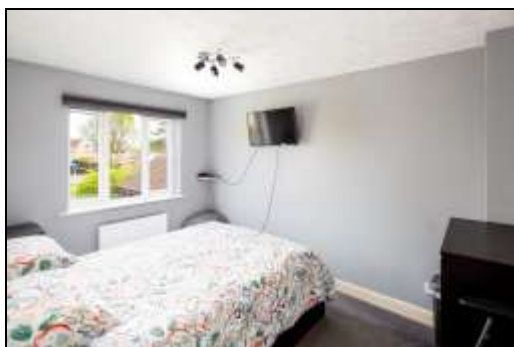
Bedroom One



Dressing Room



En-Suite - refitted 2021



Bedroom Three



Bedroom Four

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Bedroom Two



Bedroom Two



Bedroom Two



Rear Elevation



South-South-West Rear Garden

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Space for Notes

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