

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**66 Shearwater Drive, Bicester, Oxfordshire. OX26 6YS**

*Tucked away on a corner plot with a double garage  
and driveway parking for three cars, plus  
a large family room extension and freshly decorated.*

*Built at a time when planning permission still allowed  
whole cul-de-sacs populated with 4-bed detached properties.*

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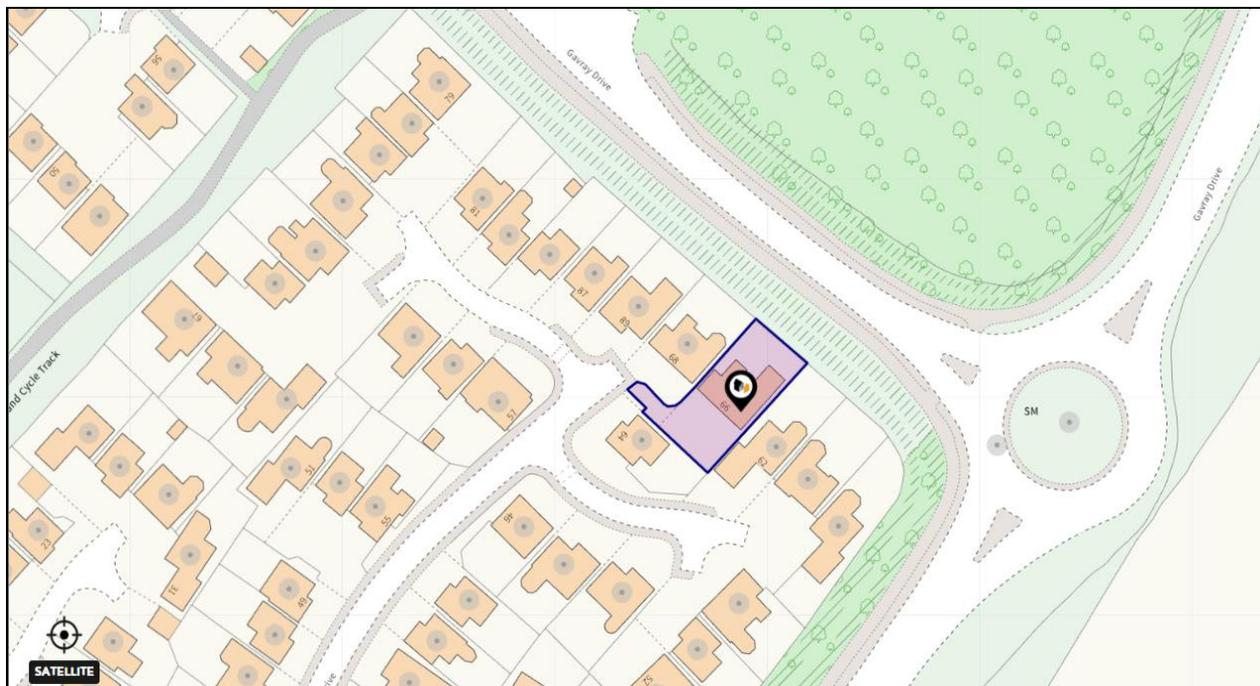
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### 66 Shearwater Drive, Bicester, Oxfordshire. OX26 6YS



**A Four Bedroom Detached House with Entrance Hall, Study, Cloakroom, Kitchen, Breakfast Room, Utility Room, Living Room, Dining Room, Family Room, Bathroom and En-Suite, Front and Rear Gardens, Double Garage and Driveway Parking**

**FREEHOLD**

**£ 695,000**

- ❖ Wide Open Porch
- ❖ Entrance Hall and Cloakroom
- ❖ Four Reception Rooms - Study Living Room, Dining Room, Family Room
- ❖ Kitchen and Separate Utility Room
- ❖ Breakfast Room
- ❖ Landing
- ❖ Four Bedrooms with Dressing Room and En-Suite to Master Bedroom
- ❖ Family Bathroom
- ❖ Front and Rear Gardens
- ❖ Double Garage and Driveway Parking

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### **Key Facts for Buyers:**

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

### **Ground Floor:**

#### **WIDE OPEN PORCH:**

Outside courtesy light, outside gas and electric meters, quarry tiled step, part-leaded light glazed PVC front door to:

#### **ENTRANCE HALL: 13'4 x 5'10**

Front aspect window adjacent to front door, plain plaster ceiling, downlighting, radiator, wooden flooring, central heating thermostat, understairs recess, staircase.

#### **STUDY: 8'6 x 5'9**

Front aspect PVC window, plain plaster ceiling, wooden flooring, radiator, BT master socket.

#### **CLOAKROOM: 5'9 x 4'4**

Plain plaster ceiling, extractor fan, ceramic tiled floor, radiator close coupled WC, pedestal wash hand basin.

#### **KITCHEN: 12'0 x 10'1**

Rear aspect PVC window, plain plaster ceiling, coving, ceramic tiled floor, vertical radiator, underfloor heating. Range of tall base and eye level units, Quartz worksurface and 180mm upstands, 150mm wine rack, 600mm cutlery and pan drawers, 600mm base unit, 500mm wide tall slide out larder unit, 1000mm cutlery and pan drawers, 1000mm undersink base unit with two 500mm doors, undermounted Rangemaster stainless steel sink, second 1000mm cutlery and pan drawer, 1000mm corner base unit with 450mm door and magic corner racks, stainless steel and glass fan oven/grill, 900mm wide 5-ring ceramic gas hob, granite splashback, 900mm stainless steel extractor hood, 500mm base unit.

#### **BREAKFAST ROOM: 9'8 x 7'5**

Rear aspect PVC window, plain plaster ceiling, coving, ceramic tiled floor, under floor heating and controller, double dimmer switch.

#### **UTILITY ROOM: 7'9 x 5'2**

Side aspect half glazed PVC door to garden, plain plaster ceiling, radiator, ceramic tiled floor. Range of tall base and eye level units, Quartz worksurface and surround, 300mm slide out tall unit, space for washing machine, 600mm undersink base unit, undermounted stainless steel sink, double drawer dishwasher (400mm deep and 300mm deep).

#### **LIVING ROOM: 18'11 into bay x 11'10**

Front aspect PVC bay window, plain plaster ceiling, coving, radiator, fireplace with painted ornate wooden mantle, marble hearth and surround, open fire to chimney, wooden flooring, large mirror.

#### **DINING ROOM: 11'3 x 11'10**

Plain plaster ceiling, downlighting, wooden flooring, radiator, open plan to:

#### **FAMILY ROOM: 16'3 x 12'7**

Side and rear aspect 10ft wide 3-panel bi-fold doors to garden deck, side aspect high level window, plain plaster ceiling, downlighting, two vertical radiators, wooden flooring, TV point.

### **First Floor:**

#### **LANDING:**

Plain plaster ceiling, downlighting, access to loft space.

#### **BATHROOM: 8'9 x 5'10**

Side aspect PVC window, plain plaster ceiling, downlighting, extractor fan, fully tiled walls, ceramic tiled floor, chrome heated towel rail. Extra wide, deep and long bath with centre tap, thermostatic shower over, sliding head support, screen, concealed cistern dual flush WC, designer wash hand basin on 800mm x 400mm drawers, shaver socket, mirror.

#### **BEDROOM ONE: 15'7 overall x 11'10**

Front aspect PVC window, plain plaster ceiling, coving, downlighting, radiator, fitted 7-door wardrobe, beside cabinets and overhead lockers, TV point, arch to:

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### DRESSING ROOM: 5'8 overall x 4'9

Front aspect PVC window, plain plaster ceiling, coving, downlighting, 3-door wardrobe.

### EN-SUITE: 7'2 x 5'7

Front aspect PVC window, aqua panel ceiling, downlighting, extractor fan, ceramic tiled floor, fully tiled walls, 1400mm x 800mm shower enclosure, thermostatic rain head, second handheld head, concealed cistern dual flush WC, wash hand basin with drawer under and mirror above.

### BEDROOM TWO: 11'6 x 8'3

Rear aspect PVC window, plain plaster ceiling, radiator, dimmer switch.

### BEDROOM THREE: 11'6 overall x 8'9

Rear aspect PVC window, plain plaster ceiling, radiator, fitted furniture including 3-door wardrobe, bedside cabinets, overhead lockers.

### BEDROOM FOUR: 8'5 x 6'8

Rear aspect PVC window, plain plaster ceiling, radiator.

### Outside:

**FRONT GARDEN:** refer to photograph

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

### DOUBLE GARAGE:

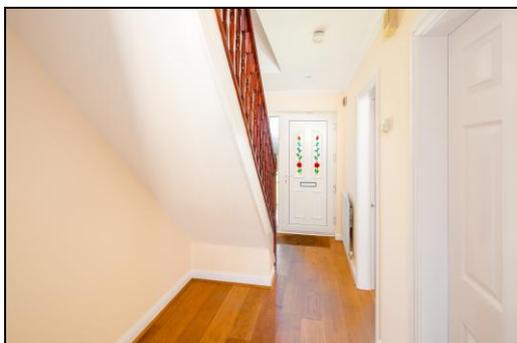
Up and over door, light and power, driveway parking for three cars, eaves storage



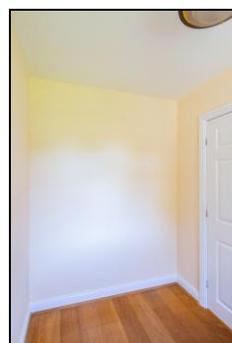
Front



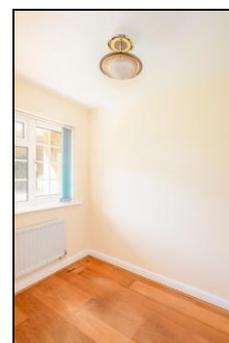
Wide Open Porch



Entrance Hall



Study



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Kitchen



Kitchen



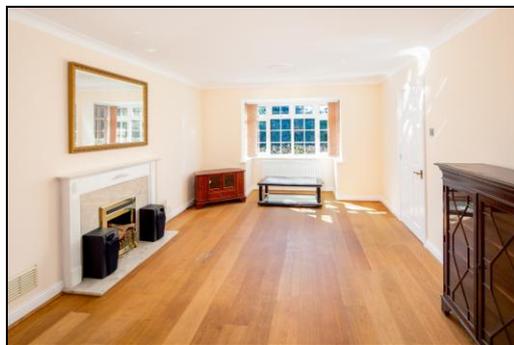
Breakfast Room



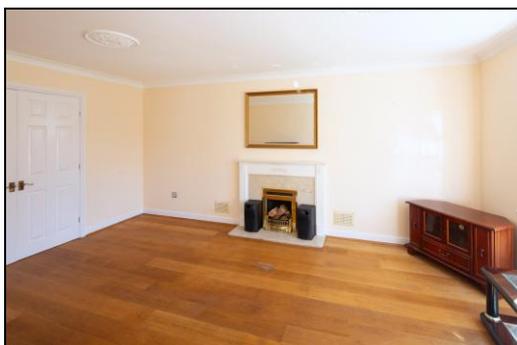
Kitchen



Utility Room



Living Room



Living Room



Living Room

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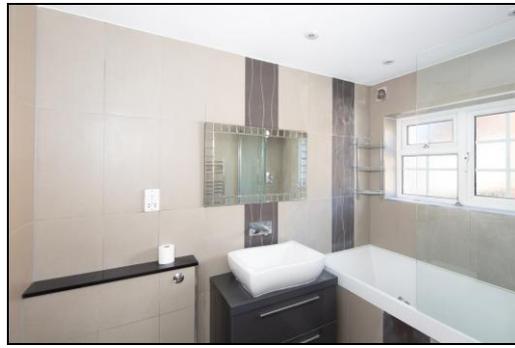
Dining Room



Family Room



Bathroom



Bathroom



Bedroom One



Bedroom One



Bedroom One



En-Suite and Dressing Room to Bedroom One

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Bedroom Four



Bedroom Two



Bedroom Three



Bedroom Three



Rear Garden



Rear Garden



Rear Elevation

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

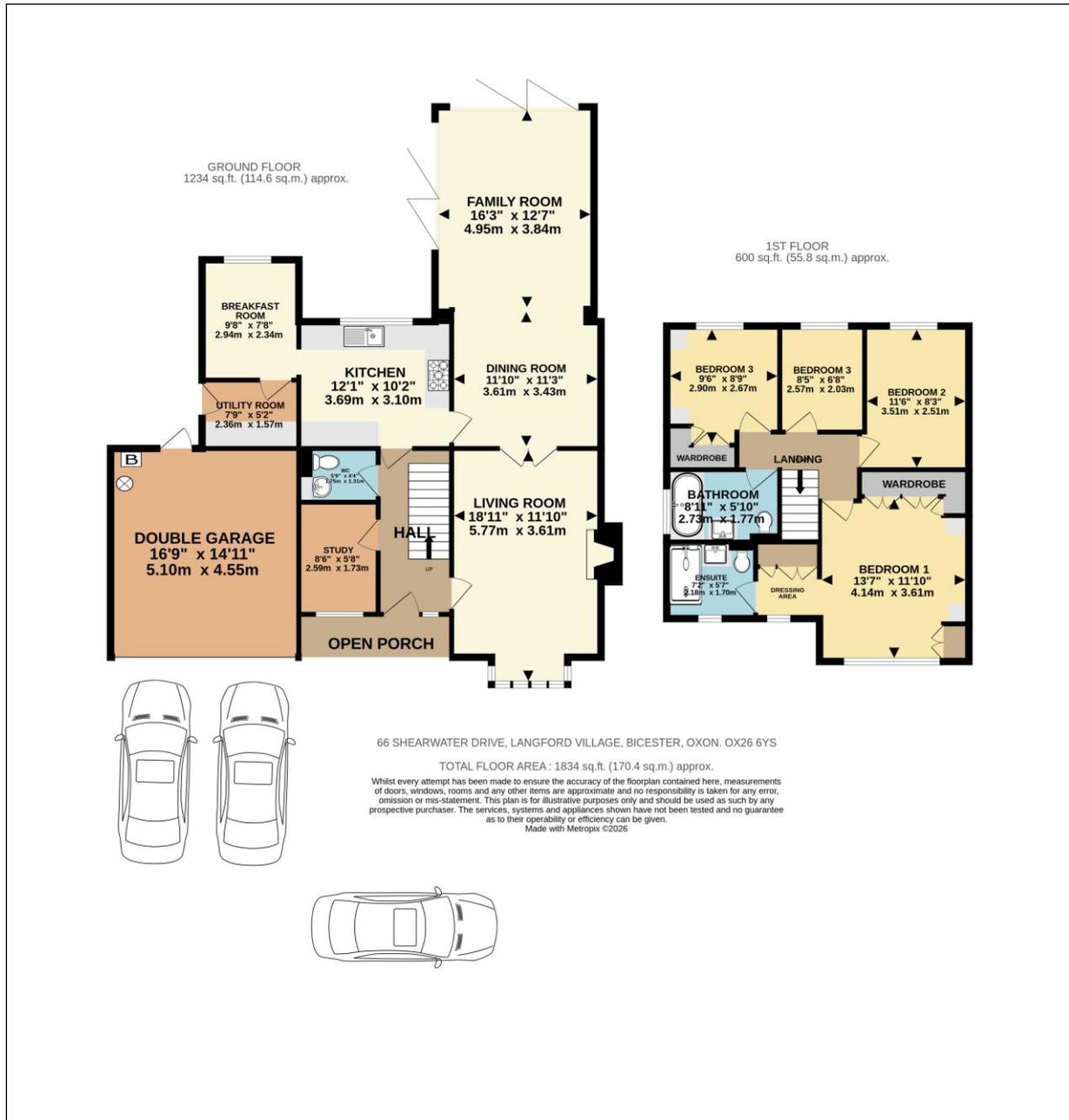
EPC

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