

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**26 Corncrake Way, New Langford Village,
Bicester, Oxfordshire. OX26 6UE**

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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

26 Corncrake Way, Bicester, Oxon. OX26 6UE



Bright & Airy Four Bedroom Detached on a Wide Plot, with Refitted Kitchen/Diner/Family Room, Bathroom and En-Suite, and Garage Converted to a Gym and Insulated Office

FREEHOLD

£ 499,000

- ❖ Walking Distance of Bicester Village Station
- ❖ Open Porch, Entrance Hall, Cloakroom
- ❖ Living Room with Bay Window
- ❖ Refitted Kitchen-Dining-Breakfast Room
- ❖ Utility Room
- ❖ Landing, Four Bedrooms
- ❖ Refitted Bathroom
- ❖ Refitted En-Suite Shower Room
- ❖ Garage Converted to Gym and Insulated Office
- ❖ Corner Plot

VIEWING
APPOINTMENT:

DAY:

TIME:

Telephone 249922

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Key Facts for Buyers:

EPC: Rating D (68)
Council Tax: Band D
Approx. £2,351 per annum.

Ground Floor:

PITCHED PORCH:

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

ENTRANCE HALL:

Radiator, thermostat, telephone point, turning staircase with a window on the side wall, click laminate flooring.

CLOAKROOM: 6'11 x 3'9.

Unusually large, side aspect PVC window, RCD/MCB electricity consumer unit (fuse box), radiator, vinyl flooring, pedestal wash hand basin, close coupled wc.

LIVING ROOM: 15'10 x 10'4 widening to 12'0 into the bay.

Front aspect PVC bay window and further window, 's' profile coving, TV & satellite connections, telephone point.

KITCHEN-DINING-BREAKFAST ROOM:

Rear aspect and side aspect PVC windows, rear aspect PVC French doors, plain plaster ceiling, downlighting, two radiators, "Karndean" flooring, space for table and chairs. Range of base and eye level units, marble worksurfaces and upstands, breakfast bar, integrated dishwasher, 1½ bowl Earthenware enamel sink, 500mm drawers, integrated 60:40 fridge freezer, double cavity fan oven/grill, integrated bins, 600mm cutlery and pan drawer, 4-ring stainless steel gas hob, ceramic splashback, slanted extractor fan, arch to:-

UTILITY ROOM: 6'0 x 4'9.

Rear aspect half glazed security door to the garden, plain plaster ceiling, downlighting, "Karndean" flooring, wall mounted boiler, under-stairs cupboard, base unit with marble worktop over and marble upstand, space for washing machine, space for tumble dryer, Earthenware enamel sink.

First Floor:

LANDING:

Side aspect PVC window on the staircase, loft hatch (part boarded), airing cupboard enclosing "Boilermate II" boiler.

BEDROOM ONE: 11'1 x 10'6.

Twin front aspect PVC windows, built-in double wardrobe, telephone point, TV point, radiator.

REFITTED EN-SUITE SHOWER ROOM: 7'3 x 4'3.

Side aspect PVC window, extractor fan, half tiled walls, chrome heated towel rail, ceramic tiled floor, large shower enclosure with thermostatic shower, rain head and second hand held head, sliding head support, wash hand basin with cupboard under, close coupled WC.

BEDROOM TWO: 10'6 x 9'3.

Front aspect PVC window, radiator.

BEDROOM THREE: 9'5 x 8'5 narrowing to 6'3.

Rear aspect PVC window, radiator.

BEDROOM FOUR: 9'6 x 6'2.

Rear aspect PVC window, radiator.

REFITTED BATHROOM: 6'8 x 6'2.

Rear aspect PVC window, plain plaster ceiling, downlighting, extractor fan, vinyl flooring, chrome heated towel rail, half tiled walls, bath with mixer tap and shower attachment, sliding head support, wash hand basin with cupboard under, close coupled wc.

Outside:

FRONT GARDEN: refer to photo.

REAR GARDEN: refer to photos.

GARAGE CONVERSION TO OFFICE SPACE AND GYM:

Gym 11'0 x 8'3: Up and over door, access to loft space, downlighting, side access door to garden.

Insulated Office 7'1 x 6'6: Side aspect PVC window, plain plaster ceiling, downlighting, strip vinyl flooring, insulated walls, floor and ceiling.

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Front



Entrance Hall



Entrance Hall



Cloakroom



Living Room



Living Room



Kitchen-Dining-Breakfast Room



Kitchen-Dining-Breakfast Room

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Kitchen-Dining-Breakfast Room



Kitchen-Dining-Breakfast Room



Kitchen-Dining-Breakfast Room



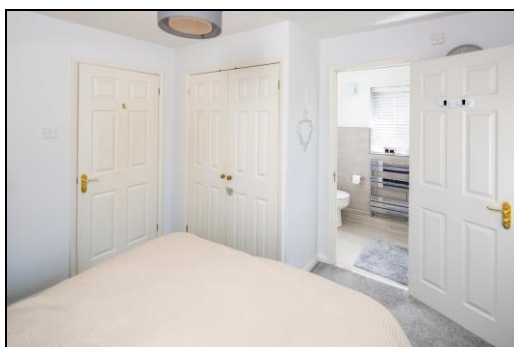
Utility Room



Bedroom One



Bedroom One



Bedroom One



En-Suite to Bedroom One



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Bedroom One



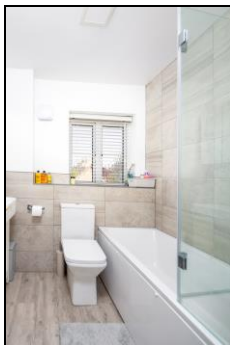
Bedroom Four



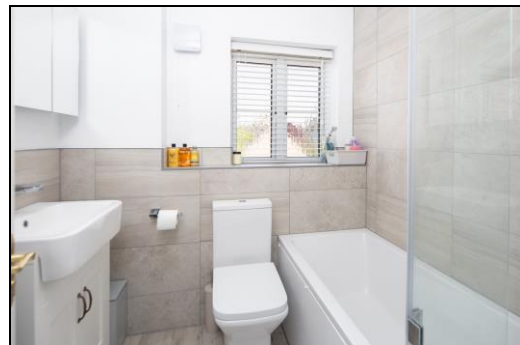
Bedroom Three



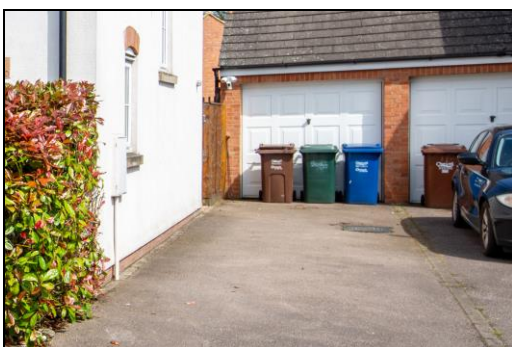
Bedroom Three



Bathroom



Bathroom



Garage/Driveway Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

EPC

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Rear Garden



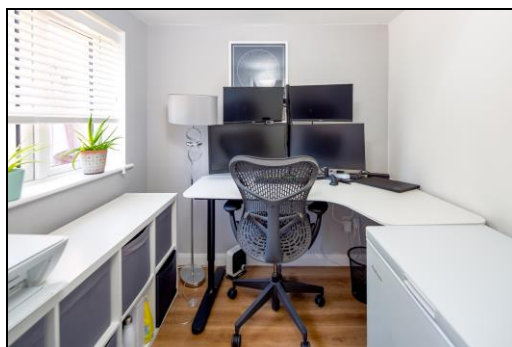
Rear Garden/Elevation



Rear Garden



Gym



Insulated Office

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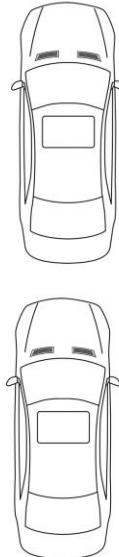
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26 CORNCRAKE WAY, NEW LANGFORD, BICESTER, OXON. OX26 6UA

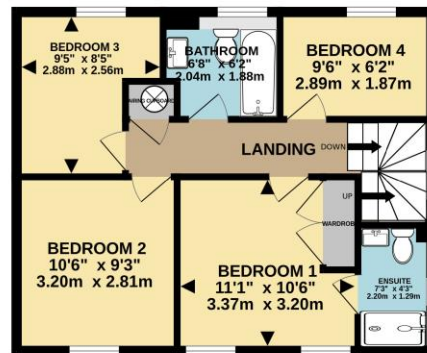
TOTAL FLOOR AREA : 1076 sq.ft. (99.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make or give and neither Barton Fleming nor any person in their employment, has authority to make or give any representation or warranty whatsoever in relation to this property. Land Registry Plans are provided as guidance only and while LRP documents are generated from what is registered at the point at when the plans are downloaded for use in these particulars they are not guaranteed to represent the property title at any given moment. Buyers should satisfy themselves through their solicitor as to the accuracy of the land registration at any given moment.