

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**4 Keele Close, Upper Heyford, Oxfordshire OX25 5AU**

*Looking out over Green Space, a substantial five bedroom detached with a main bathroom plus two en-suites, plus a tandem length garage.*

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### 4 Keele Close, Upper Heyford, Oxfordshire OX25 5AU



**A Five Bedroom Detached House with Cloakroom, Family Room, Living Room, Kitchen-Dining-Family and Separate Utility Room, Bathroom and Two En-Suites, Front and Rear Gardens, Tandem Garage and Driveway**

**FREEHOLD**

**£ 675,000**

- ❖ Reception Hall and Cloakroom
- ❖ Family Room
- ❖ Living Room
- ❖ Kitchen-Dining-Family Room and separate Utility Room
- ❖ Galleried Landing
- ❖ Five Double Bedrooms
- ❖ Family Bathroom and Two En-Suites
- ❖ Front and Rear Gardens
- ❖ Tandem Garage and Driveway

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### Ground Floor:

#### **WIDE STORM PORCH:**

Outside courtesy light, part glazed security front door to:

#### **RECEPTION HALL: 13'6 x 10'11**

Plain plaster ceiling, "Karndean" flooring, radiator, staircase, two slide out understairs cupboards.

#### **CLOAKROOM: 6'0 x 3'5**

Front aspect PVC window, plain plaster ceiling, "Karndean" flooring, radiator, half tiled walls, concealed cistern dual flush WC, pedestal wash hand basin.

#### **FAMILY ROOM: 13'1 x 9'9**

Side and front aspect PVC windows, plain plaster ceiling, radiator.

#### **LIVING ROOM: 18'6 x 14'5**

Rear aspect French doors with windows to either side, plain plaster ceiling, "Karndean" flooring, built-in furniture with shelves and cupboards, two radiators, "Yeoman" wood burner (*approx. 5kw output*).

#### **KITCHEN-DINING-FAMILY:**

**Dining Area (14'4 x 13'1):** Front aspect PVC window, multi-media point, radiator, ceramic tiled flooring, open plan to:

**Kitchen Area (13'1 x 9'3):** Rear aspect PVC window, plain plaster ceiling, downlighting, ceramic tiled floor. Range of tall base and eye level units, roll edge laminate worksurfaces, laminate upstands, 500mm base unit, 1000mm cutlery and pan drawers, 5-ring stainless steel gas hob, 1000mm corner base unit with 500mm door, two tall units (*600mm wide*) with two fan oven/grills in 720mm units below and 560mm above, integrated dishwasher, 1½ bowl "Carron Phoenix" sink, second 600mm base unit, third 600mm base unit, tall unit (*600mm wide*) housing 1700mm full height integrated fridge.

#### **UTILITY ROOM: 9'0 x 5'6**

Rear aspect half glazed security door, plain plaster ceiling, extractor fan, ceramic tiled floor, radiator, wall mounted "Potterton Ultra" boiler. Range of matching units, 600mm base unit, space for washing machine, 1000mm base unit with two 500mm doors, 500mm base unit.

#### **AIRING CUPBOARD:**

"Megaflo" pressurised hot water cylinder, RCD electricity consumer unit, broadband service box.

### First Floor:

#### **GALLERIED LANDING:**

Plain plaster ceiling, access to loft space (*boarded on stilts for about 18ft deep to end wall*), radiator.

#### **BATHROOM: 7'0 x 6'3**

Rear aspect PVC window, plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, chrome heated towel rail, double ended panel enclosed bath, centre tap, shower and low fixed hand support, concealed cistern dual flush WC, wall hung wash hand basin, 1170mm x 880mm shower enclosure, thermostatic shower, sliding head support.

#### **BEDROOM ONE: 14'5 inc wardrobes x 10'0 widening to 12'0**

Front aspect PVC window, plain plaster ceiling, radiator, wall-to-wall "Sharpe" wardrobe, central heating thermostat.

#### **EN-SUITE: 8'2 x 5'1**

Side aspect PVC window, plain plaster ceiling, extractor fan, downlighting, chrome heated towel rail, ceramic tiled floor, 1180mm x 880mm shower enclosure, thermostatic shower, sliding head support, concealed cistern dual flush WC, wall hung wash hand basin, shaver socket.

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### **BEDROOM TWO: 12'2 ext 14'5 x 9'4**

Rear aspect PVC window, plain plaster ceiling, radiator, 1800mm wide wardrobe (4-doors).

### **EN-SUITE: 6'9 x 5'0**

Rear aspect PVC window, plain plaster ceiling, extractor fan, downlighting, chrome heated towel rail, ceramic tiled floor, concealed cistern dual flush WC, wall hung wash hand basin, 1170mm x 760mm shower enclosure, thermostatic shower, sliding head support.

### **BEDROOM THREE: 13'5 x 11'10**

Front aspect PVC window, plain plaster ceiling, radiator.

### **BEDROOM FOUR: 12'9 x 9'11**

Rear aspect PVC window, plain plaster ceiling, radiator.

### **BEDROOM FIVE: 10'11 x 10'0**

Front aspect PVC window, plain plaster ceiling, radiator.

### **Outside:**

**FRONT GARDEN: refer to photograph**

**REAR GARDEN: refer to photographs**  
Indian sandstone patio, outside tap, outside security light, pressed steel pergola with tilt roof slats, giving slatted or canopy options.

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

**EPC:** Rating of B (85).

**Council Tax:** Band G

Approx. £4,305 per annum.



View to Front



Rear Garden



Pergola and Patio



Rear Garden

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Reception Hall



Reception Hall



Family Room



Living Room



Living Room



Kitchen-Dining-Family



Kitchen-Dining-Family



Kitchen-Dining-Family

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Kitchen-Dining-Family



Kitchen-Dining-Family



Utility Room



Galleried Landing



Family Bathroom



Bedroom One



Bedroom One



En-Suite to Bedroom One



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Bedroom Two



Bedroom Two



En-Suite to Bedroom Two



Bedroom Five



Bedroom Three



Bedroom Three



Bedroom Four



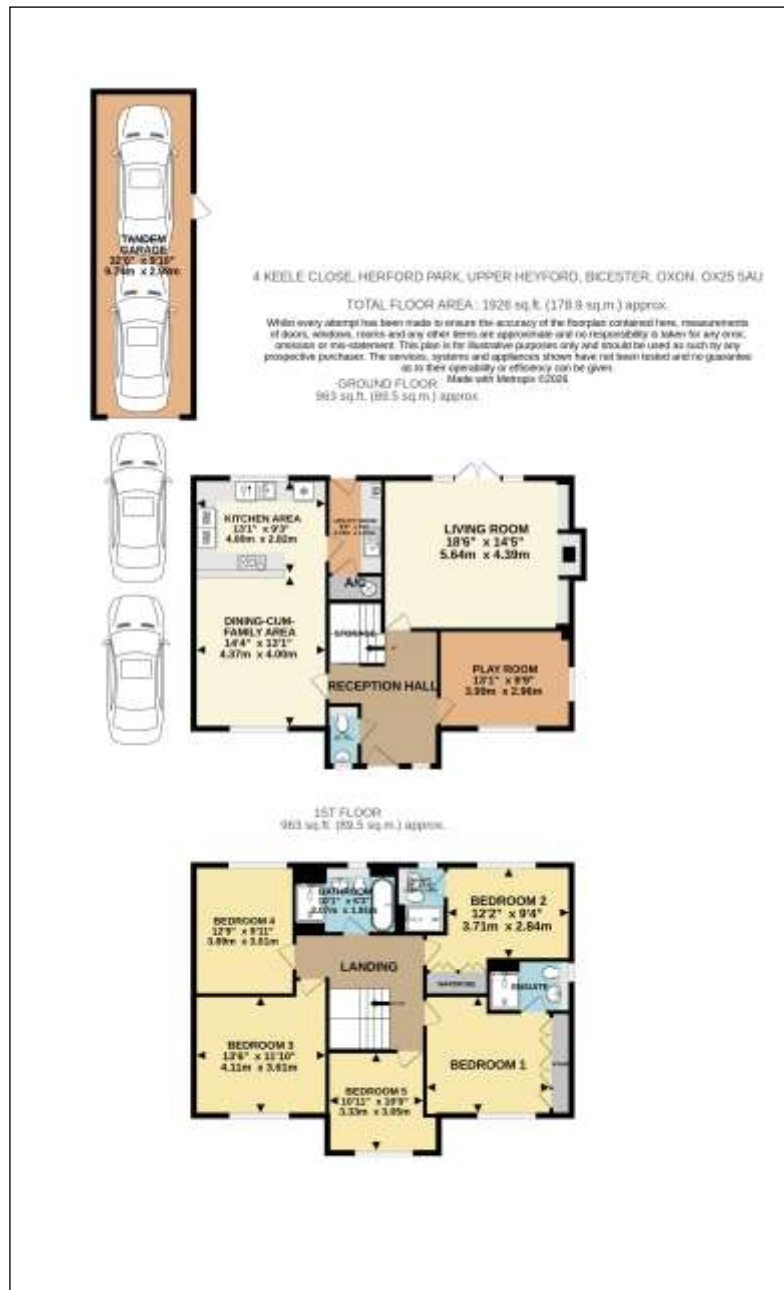
Bedroom Four

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