

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



3 Leonard Meadow, Marsh Gibbon, Buckinghamshire. OX27 0AB

In the heart of this historic and sought after village, an energy efficient 2022 built pretty cottage in stone with parking for two cars immediately to the rear, heating via an air source heat pump, cloakroom, en-suite with a 1200mm shower enclosure, a 15ft wide kitchen-diner plus a South facing Rear Garden.

'Gigaclear' broadband with ultrafast options.

No Chain & professionally cleaned.

Turn-key condition.

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

Tel: Bicester (01869)

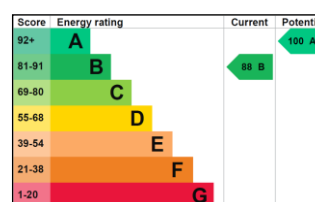
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FREEHOLD (with annual fee £539.28)

£ 350,000



- ❖ Pitched Open Porch, Entrance Hall,
- ❖ Living Room
- ❖ Open plan Inner Hall with storage and Cloakroom off
- ❖ 15Ft wide Kitchen Diner
- ❖ Fitted Appliances; washer, dish washer, fridge-freezer, oven, hob & extractor
- ❖ Two good sized bedrooms
- ❖ Main Bathroom & En-Suite shower room with 1200mm shower enclosure
- ❖ Parking bays for two cars to the rear, Air Source Heat Pump
- ❖ Central to this highly sought after village
- ❖ 'Gigaclear' Broadband with package options up to 1,000mbps.
- ❖ Village Amenities; Post Office/Shop, Pub, Sunday Farmer's Market, Junior School, Auto Repairers & Café, Village Hall, Skate & Play Parks, Tennis Club, Annual Beer Festival, Visiting Take-away vans.

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Key Facts for Buyers:

EPC: Rating of B (88).
Council Tax: Band C
Approx. £2,246 per annum.
Maintenance Fee: £539.28 pa

Ground Floor:

PITCHED OPEN PORCH:

Part glazed composite security front door to:

ENTRANCE HALL:

Plain plaster ceiling, under floor heating, room thermostat, staircase.

LIVING ROOM: 13'5 x 12'0.

Front aspect window, plain plaster ceiling, under floor heating, room thermostat, multi-media socket.

INNER HALL:

Open plan to the kitchen diner, plain plaster ceiling, downlighting, luxury vinyl flooring, under floor heating, room thermostat, built-in storage cupboard.

CLOAKROOM: 4'10 x 3'4.

Plain plaster ceiling, extractor fan, wash hand basin, dual flush close coupled WC.

KITCHEN-DINER: 15'2 x 10'6.

Rear aspect French doors to the garden, rear aspect window, plain plaster ceiling, down lighting, hard wired smoke alarm, luxury vinyl flooring with under floor heating, room thermostat. Range of tall, base and wall units with square edge laminate worktops and upstands, integrated washer dryer, 1000mm under-sink base unit with two 500mm doors, integrated 450mm dishwasher, 900mm cutlery & pan drawers, 900mm stainless steel extractor hood, ceramic 4-ring induction hob, Perspex splash-back, 1000mm corner base unit with 500mm door, 300mm base unit, 600mm tall unit with

'Bosch' fan oven-grill and 560mm & 720mm storage units above & below, 2nd 600mm tall unit with 970mm integrated fridge and 630mm integrated freezer (3 drawers).

First Floor:

LANDING: 9'2 x 4'9.

Plain plaster ceiling, loft hatch, hard wired smoke alarm, airing cupboard.

BATHROOM: 6'9 x 5'7.

Plain plaster ceiling, down lighting, extractor fan, ceramic tiled floor, heated towel rail, bath with mixer tap and shower attachment, dual flush close coupled WC, wall hung wash hand basin, shaver socket.

BEDROOM ONE: 12'0 x 9'11.

Front aspect window, plain plaster ceiling, radiator, built-in single wardrobe, multi-media point.

EN-SUITE: 6'4 x 4'10.

Front aspect window, plain plaster ceiling, extractor fan, down lighting, 200mm slim chrome heated towel rail, ceramic tiled floor. 1200mm x 690mm shower enclosure with thermostatic shower and sliding head support, wall hung wash hand basin, shaver socket, concealed cistern dual flush WC.

BEDROOM TWO: 15'2 x 10'8.

Twin rear aspect windows, plain plaster ceiling, radiator.

SOUTH FACING GARDEN: Refer to photos.

Gate, tap, air source heat pump.

PARKING:

Two bays, one numbered '3' and the other immediately outside the gate.

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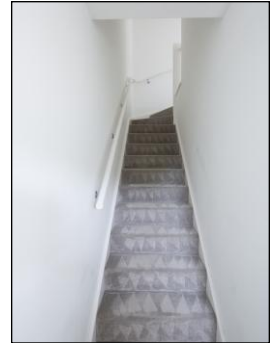
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Front



Hall



Living Room



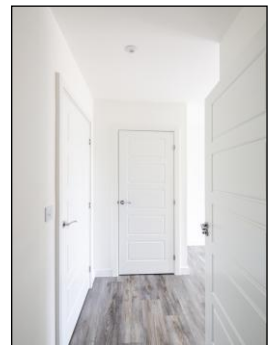
Living Room



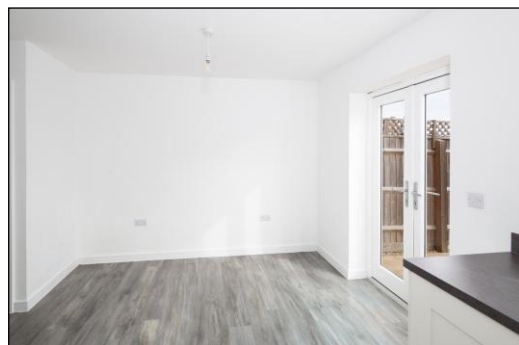
Living Room



Cloakroom & Inner Hall



Kitchen Diner



Kitchen Diner

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Kitchen Diner



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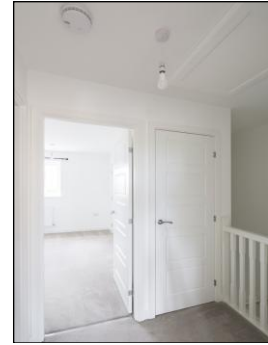
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Bathroom



Landing



En-Suite



Bedroom One



Bedroom Two



Rear Garden & Air Source Heat Pump



Rear Elevation



Rear Graden

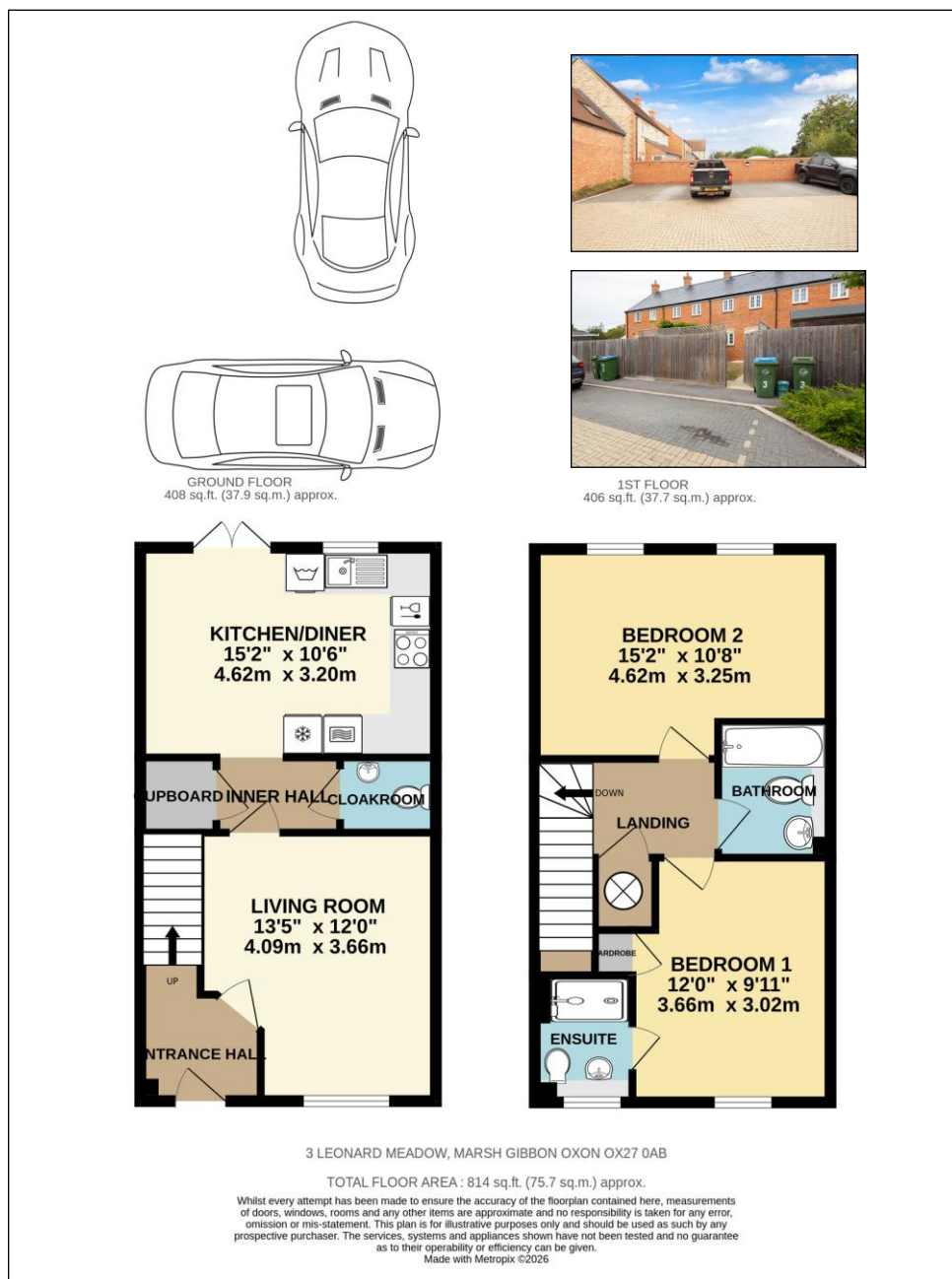
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