

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**21 Oxlip Leyes, Bure Park,
Bicester, Oxfordshire. OX26 3ED**

A rare opportunity to pick up one of the half dozen or so of the larger format of this design built on Bure Park with the en-suite out over the arch. The property also has a South-West facing garden plus a garage and driveway to the rear.

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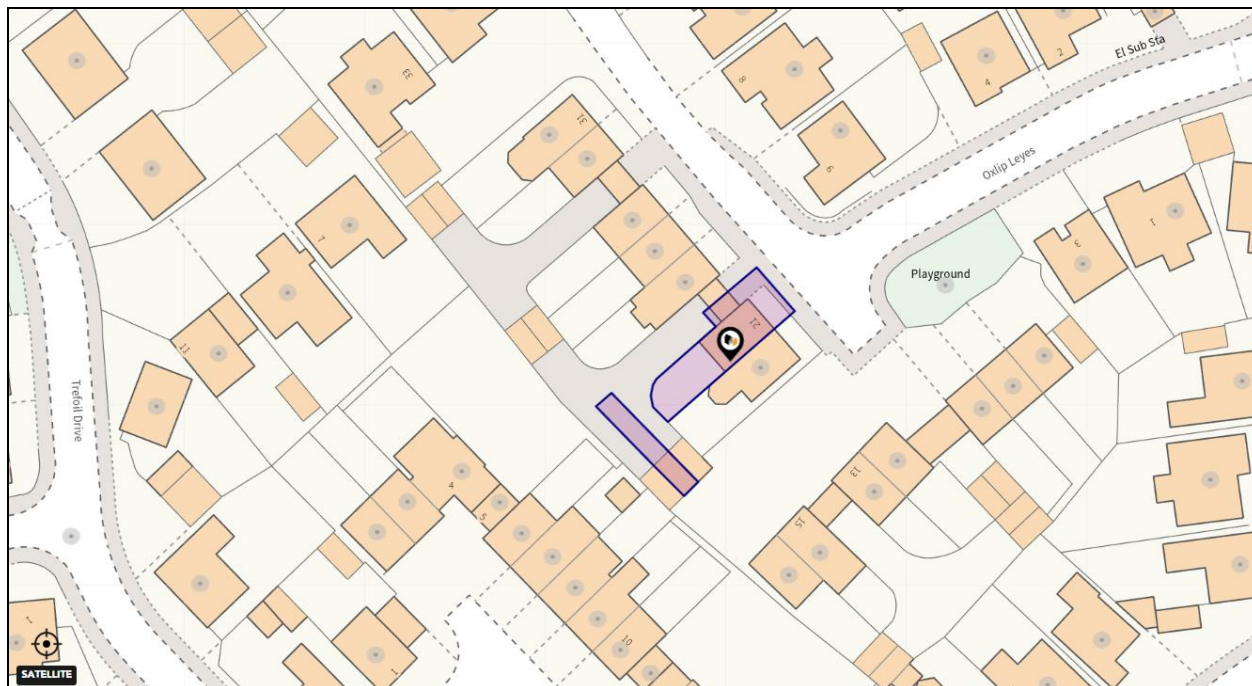
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E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

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21 Oxlip Leyes, Bicester, Oxon. OX26 3ED



Larger Variant on the standard David Wilson Design in that it has the En-suite over the archway to the side. Garage & Driveway to the rear and all the reception rooms are on the ground floor.

FREEHOLD

£ 425,000

- ❖ Sloping Open Porch
- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Bay fronted Living Room
- ❖ Inner Hall
- ❖ Dining Room arch linked to the Kitchen
- ❖ 1st Floor Landing, Main Bathroom, Main Bedroom & En-Suite, 15½Ft wide 3rd Bedroom
- ❖ 2nd Floor Landing, 18Ft x 11½Ft 2nd Bedroom
- ❖ South-West facing Garden
- ❖ Garage & Driveway to the rear

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Key Facts for Buyers:

EPC: Rating of C (74).
Council Tax: Band C
Approx. £2,296 per annum.

Ground Floor:

SLOPING OPEN PORCH:

Gas meter box, outside courtesy light, security front door to:-

ENTRANCE HALL:

Radiator, engineered Oak flooring, telephone point.

CLOAKROOM:

Extractor fan, RCD fuse box, engineered Oak flooring, radiator, close coupled WC, wall hung wash hand basin and cupboard under.

LIVING ROOM: 12'6 extending to 15'2 into the bay x 12'2.

Front aspect PVC bay window, two radiators, engineered Oak flooring, TV point.

INNER HALL:

Cloaks cupboard, engineered Oak flooring, turning staircase, radiator.

DINING ROOM: 9'6 x 8'0.

Rear aspect PVC French doors, radiator, vinyl flooring. Arch linked to:-

KITCHEN: 13'0 x 7'0.

Rear aspect PVC French doors, radiator, wall mounted "Vaillant Eco Fit Pure" boiler, dimmer switch. Range of base and wall units with roll-edge laminate worktops and tiled surrounds, space for 600mm fridge freezer, 800mm corner base unit with 400mm door, 600mm cutlery & pan drawers, 400mm base unit, stainless steel and glass fan oven/grill, 4-ring gas hob, pull out extractor hood, 400mm base unit, space for washing machine, 1000mm corner base unit with 600mm door, stainless steel sink, space for dishwasher, 300mm base unit.

First Floor:

LANDING:

Turning staircase to second floor.

BATHROOM: 8'1 x 6'2.

Extractor fan, radiator, vinyl flooring, bath with mixer tap and shower attachment, tiled surrounds, close coupled WC, pedestal wash hand basin, shaver socket.

BEDROOM ONE: 15'7 x 10'2 narrowing to 6'10.

Twin front aspect PVC windows, two radiators.

EN-SUITE SHOWER ROOM: 9'1 x 7'2.

Front and rear aspect PVC windows, loft hatch, radiator, vinyl flooring, 1180mm x 740mm shower enclosure with thermostatic shower and sliding head support, close coupled WC, pedestal wash hand basin, shaver socket.

BEDROOM THREE: 15'6 x 9'2 narrowing to 6'6 including airing cupboard.

Two rear aspect PVC windows, radiator, airing cupboard.

Second Floor:

LANDING:

Door to bedroom.

BEDROOM TWO: 18'0 x 11'7.

Front aspect PVC dormer window, rear aspect 'Velux' skylight & blind, loft hatch, radiator, TV point.

Outside:

FRONT GARDEN: Refer to photo.

REAR GARDEN: Refer to photo.

230° South-West facing, gate.

GARAGE: Refer to plan on the back page.

The middle one in a block of three to the rear, up-and-over door, eaves storage, driveway parking for a car.

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Front



Entrance Hall & Cloakroom



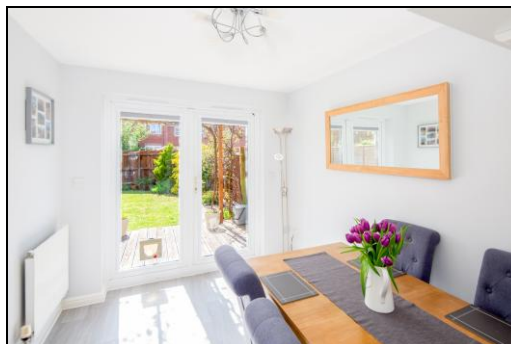
Kitchen



Kitchen



Kitchen



Dining Room



Living Room



Living Room

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Living Room



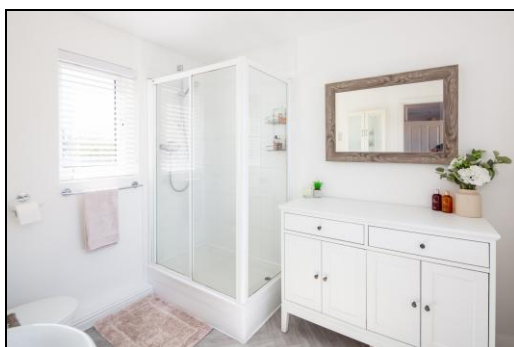
First Floor - Main Bathroom



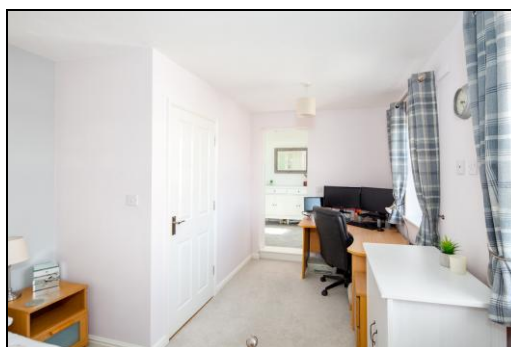
First Floor - Bedroom One



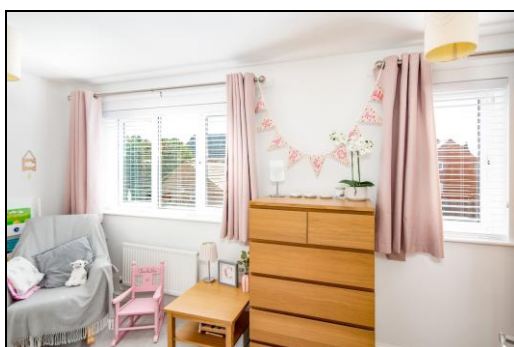
First Floor - Bedroom One



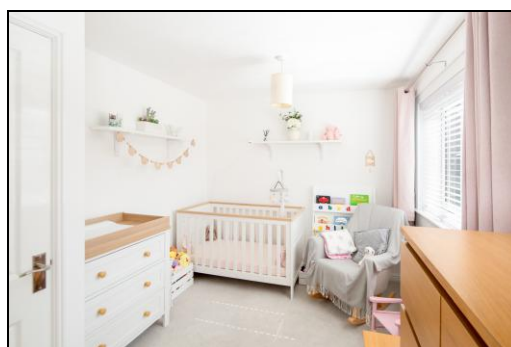
En-Suite Shower Room with 1180 x 740 tray



First Floor - Bedroom One



First Floor - Bedroom Three



First Floor - Bedroom Three

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First Floor - Bedroom Three



Second Floor - Bedroom Two



Rear Garden



Second Floor - Bedroom Two



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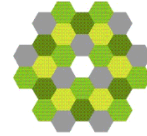
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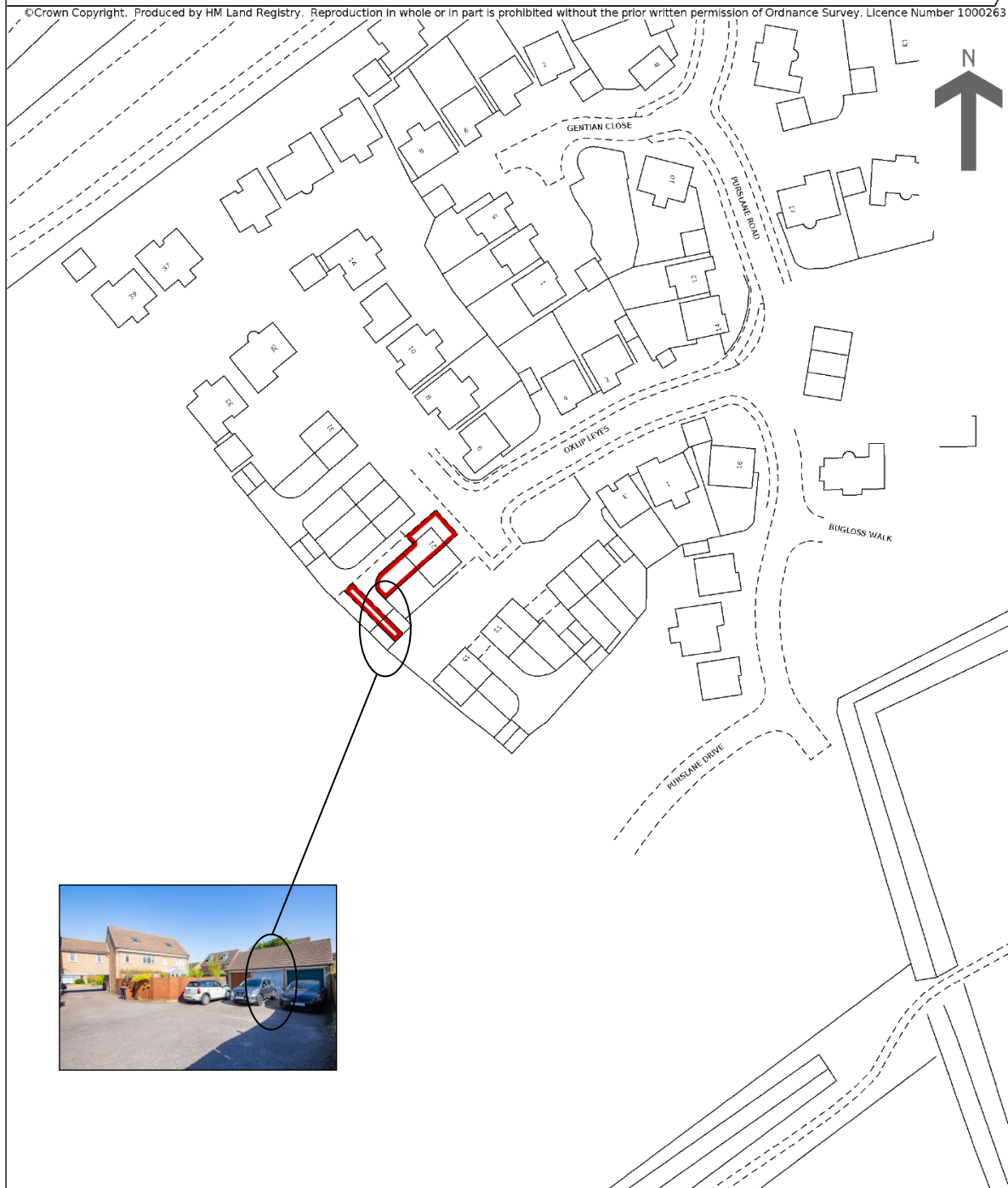
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HM Land Registry
Current title plan

Title number **ON227901**
Ordnance Survey map reference **SP5723NE**
Scale **1:1250**
Administrative area **Oxfordshire : Cherwell**



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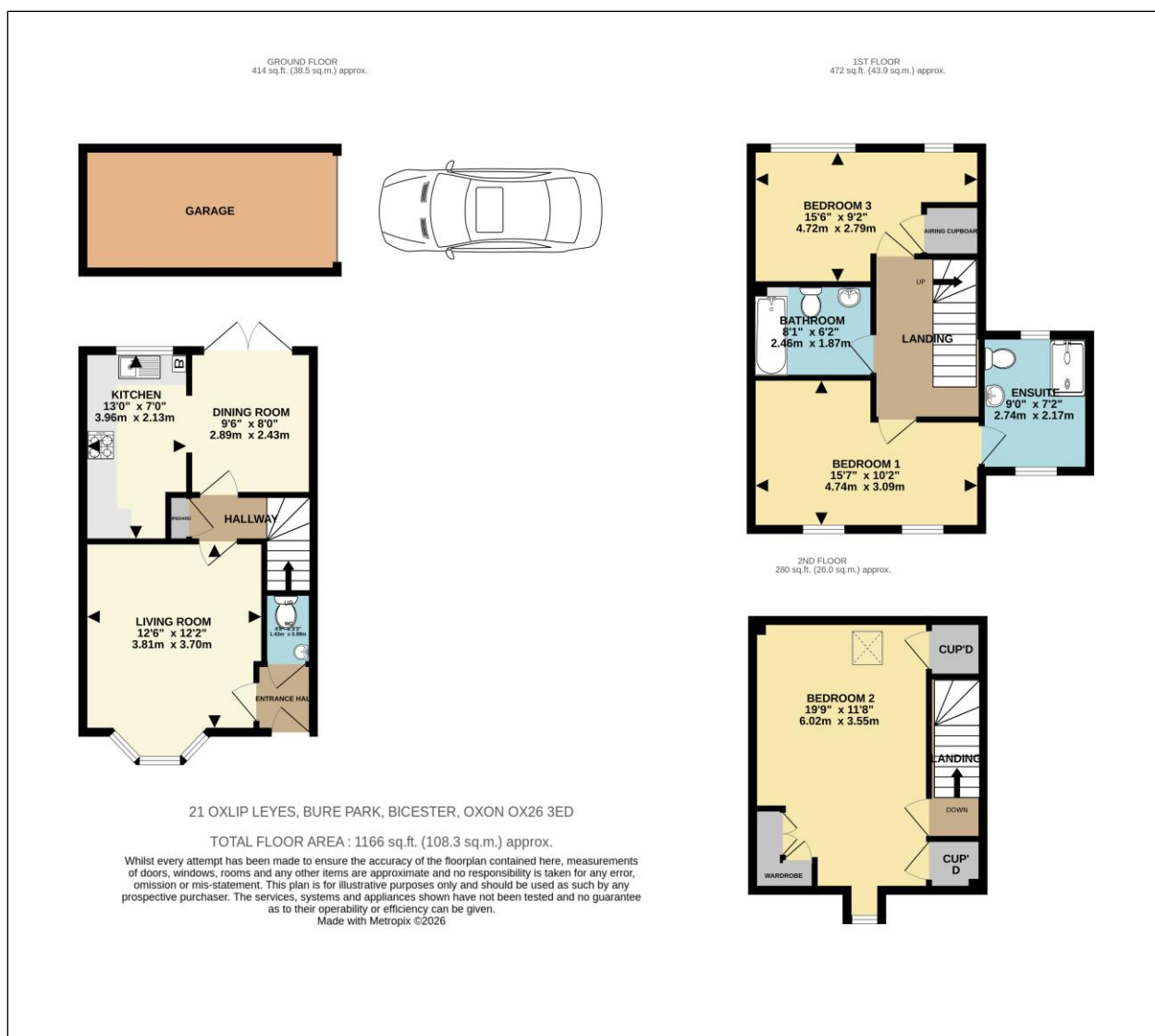
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