

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



24 Hart Walk, Upper Heyford, Oxfordshire. OX25 5AF

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

24 Hart Walk, Upper Heyford, Oxfordshire. OX25 5AF



**Four Bedroom Detached House with Open Plan
Kitchen/Breakfast/Diner/ Living, Study, Two En-Suites, Rear Garden
and Garage with Driveway Parking, overlooking Arable Fields**

FREEHOLD

Offers in Excess of: £ 475,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Study
- ❖ Open Plan Kitchen/Breakfast/Dining/Living Area
- ❖ Utility Room
- ❖ Landing
- ❖ Four Bedrooms
- ❖ Family Bathroom and Two En-Suites
- ❖ Rear Garden and Overlooking Fields to Front
- ❖ Garage with Driveway Parking to the Side
- ❖ Walking Distance to Local Amenities

VIEWING
APPOINTMENT:

DAY:

TIME:

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Ground Floor:

LARGE OPEN SLOPING PORCH:

Outside courtesy light, part glazed security front door, outside meter boxes (*ground level*), outside tap.

ENTRANCE HALL:

Plain plaster ceiling, LED lighting, solid wood flooring, turning staircase.

CLOAKROOM: 5'2 x 3'11

Front aspect PVC window, extractor fan, ceramic tiled floor, radiator, RCD/MCB electric consumer unit, concealed cistern dual flush WC, wall hung wash hand basin.

STUDY: 8'3 x 8'3 narrowing to 7'0

Front aspect PVC window, plain plaster ceiling LED lighting, radiator, telephone point.

OPEN PLAN KITCHEN/ BREAKFAST/ DINING/LIVING: 24'0 narrowing to 10'11 in Kitchen Area, 29'6 narrowing to 12'1 in Living Area

Kitchen Area:

Rear aspect PVC window, plain plaster ceiling, LED lighting, ceramic tiled floor, radiator, understairs cupboard. Range of base and eye level units, quartz worktop, breakfast bar and upstands. 70:30 integrated fridge freezer, 300mm drawers, stainless steel range cooker with 6 gas rings, double electric fan oven, stainless steel splashback, stainless steel extractor hood, wall mounted "Vaillant" boiler enclosed within wall unit, under-mounted stainless steel sink, integrated dishwasher.

Dining Area:

Rear aspect 4-section bi-fold door, plain plaster ceiling, radiator, solid wood flooring.

Lounge Area:

Front aspect PVC window, plain plaster ceiling, power/TV/telephone combi socket.

UTILITY ROOM: 5'11 x 5'2

Side aspect half glazed security door, plain plaster ceiling, LED lighting, extractor fan, radiator, ceramic tiled floor, matching units, space for automatic washing machine.

First Floor:

LANDING:

Plain plaster ceiling, LED lighting, access to loft space, airing cupboard, radiator.

BATHROOM: 7'9 x 5'6 narrowing to 5'0

Front aspect PVC window, plain plaster ceiling, LED lighting, ceramic tiled floor, chrome heated towel rail, double ended bath with centre tap, shower attachment, dual flush concealed cistern WC, wall hung wash hand basin, shaver socket.

BEDROOM ONE: 13'2 x 9'7 plus wardrobes

Twin rear aspect PVC windows, plain plaster ceiling, radiator, built-in double and single wardrobes, TV point.

EN-SUITE: 7'9 x 4'7

Plain plaster ceiling, LED lighting, extractor fan, ceramic tiled floor, chrome heated towel rail, shower enclosure with thermostatic shower, fixed monsoon head and second hand held head, fixed support, concealed cistern dual flush WC, wall hung wash hand basin, large mirror, shaver socket.

BEDROOM TWO: 11'9 x 9'6

Twin rear aspect PVC windows, plain plaster ceiling, radiator, built-in 2-door wardrobe.

EN-SUITE: 5'11 x 5'5

Plain plaster ceiling, LED lighting, extractor fan, ceramic tiled floor, chrome heated towel rail, shower enclosure with thermostatic shower, fixed monsoon head and second hand held head, fixed support, concealed cistern dual flush WC, wall hung wash hand basin, half tiled walls.

BEDROOM THREE: 10'5 x 9'0

Front aspect PVC window, radiator, built-in single wardrobe.

BEDROOM FOUR: 10'8 x 8'4

Front aspect PVC window, radiator.

Outside:

FRONT GARDEN: refer to photograph

Overlooking arable fields.

REAR GARDEN: refer to photographs

Patio, side access gate.

GARAGE: 19'0 x 9'11

Up and over door, light and power, eaves storage, side door to patio.

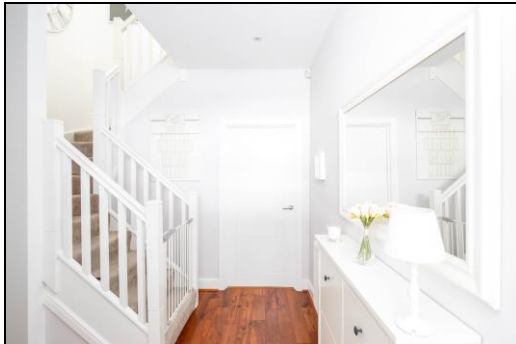
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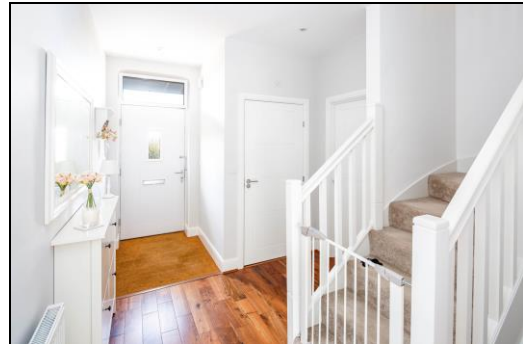
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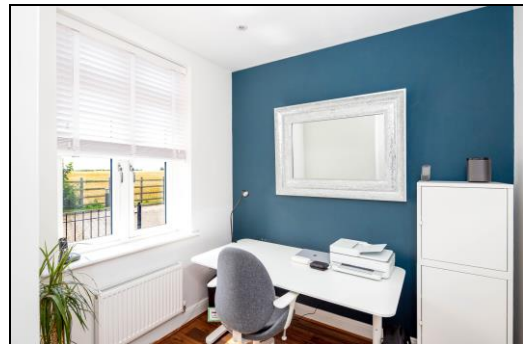
Entrance Hall



Entrance Hall



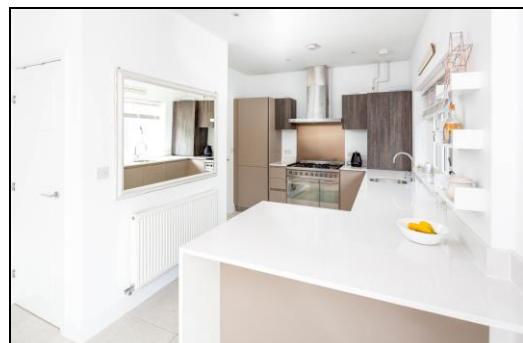
Entrance Hall and Cloakroom



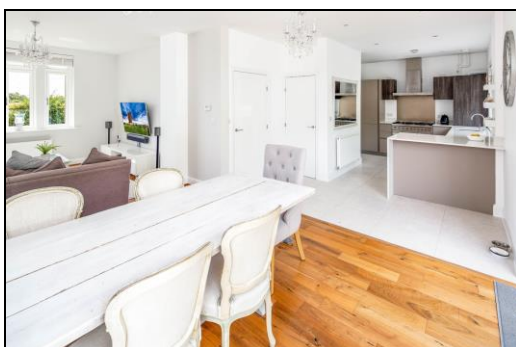
Study



Kitchen Area of Kitchen/Breakfast/Dining/Living Area



Kitchen Area of Kitchen/Breakfast/Dining/Living Area



Kitchen/Breakfast/Dining/Living Area



Kitchen Area of Kitchen/Breakfast/Dining/Living Area

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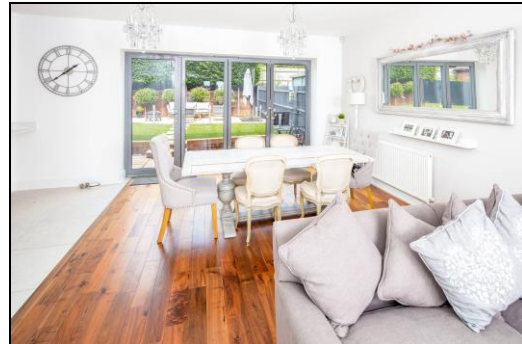
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Dining/Living of Kitchen/Breakfast/Dining/Living Area



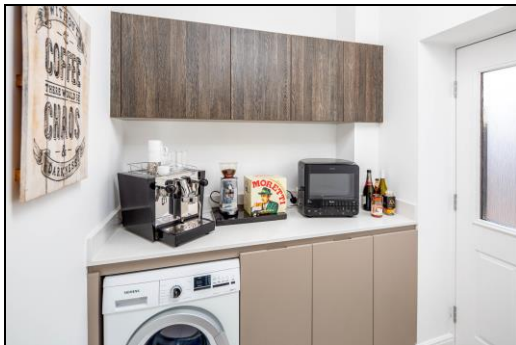
Dining/Living of Kitchen/Breakfast/Dining/Living Area



Kitchen Area of Kitchen/Breakfast/Dining/Living Area



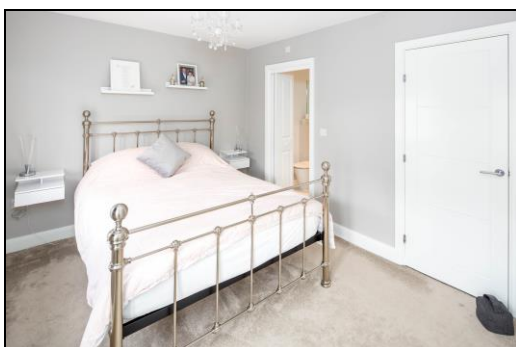
Kitchen Area of Kitchen/Breakfast/Dining/Living Area



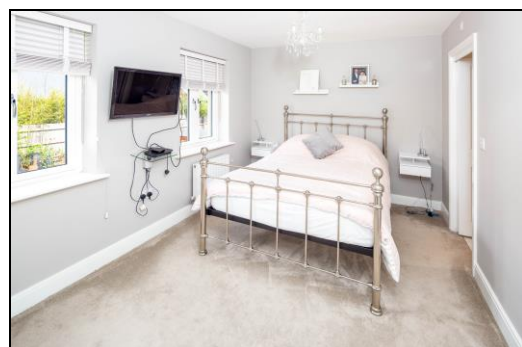
Utility Room



Landing



Bedroom One



Bedroom One

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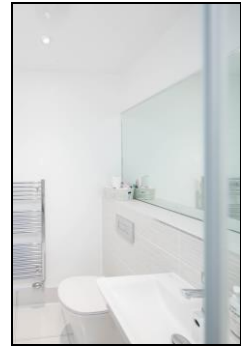
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Bedroom One



En-Suite to Bedroom One



Bedroom Two



Bedroom Two



En-Suite to Bedroom Two



Bedroom Three



Bedroom Four



Bedroom Four

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Family Bathroom



Rear Garden



Rear Garden



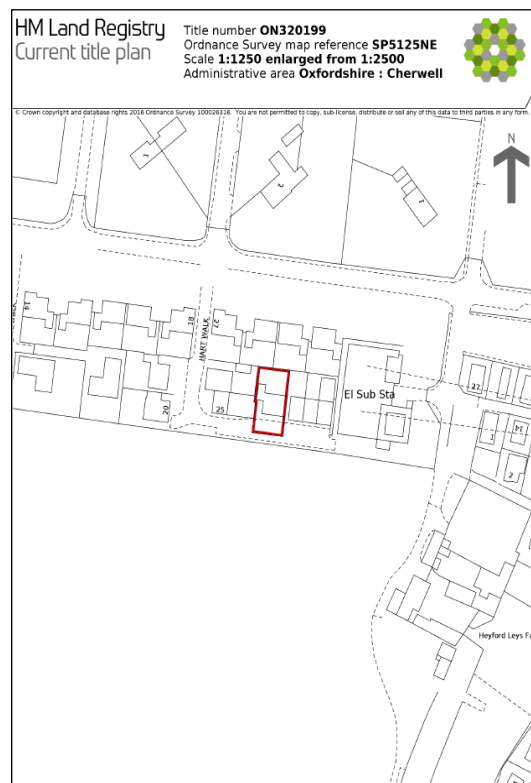
Rear Garden



Front Elevation from Field



Outlook to Front



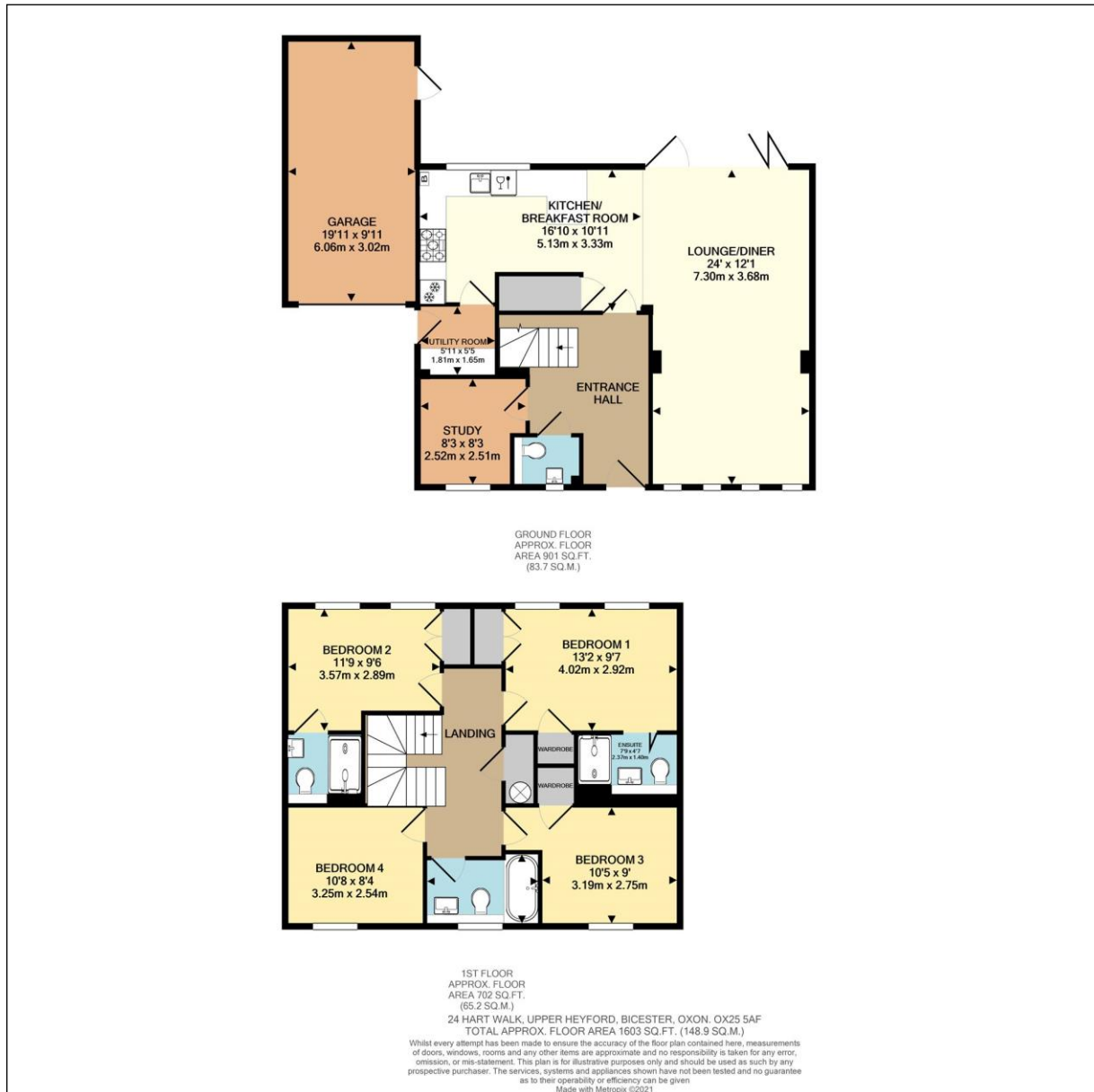
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