



Oliver
James

Bicester Road, Kidlington, OX5 2LQ

£660,000

Description

A substantial family home offering three reception rooms, lovely conservatory, well fitted kitchen, utility /cloak room, five bedrooms, two ensuite and a family bathroom. Outside there are lovely well established gardens and ample off street parking space. The property is conveniently situated for Oxford Parkway (Marylebone c.60 mins) and for Oxford City Centre c. 3 miles and for the ring road.

Directions

From the offices of Oliver James turn right onto Oxford Road. Proceed over two sets of traffic lights and turn left at the next set of traffic lights on to Bicester Road. The property can be found on the right hand side.

ENTRANCE PORCH Windows to front and to side. Part glazed door to side. Tiled flooring.

RECEPTION HALL Staircase rising to first floor. Understairs cupboard with hanging rail and further built in storage cupboard. Dado rail. Two radiators.

SITTING ROOM 27' 5" x 11' 2" (8.36m x 3.4m) Double aspect with windows to front and to rear overlooking gardens. Dividing wide archway. Attractive fireplace with gas 'real flame' fire. Feature wall arch with concealed lighting on dimmer. Wall display cabinet and CD storage unit. Three radiators. Double glass doors to dining room.

DINING ROOM 11' 6" x 11' 6" (3.51m x 3.51m) Double doors to sitting room. French doors to conservatory. Radiator.

CONSERVATORY 13' 5" x 10' 7" (4.09m x 3.23m) A lovely room overlooking the garden. French doors to garden. Tiled flooring.

STUDY 9' 8" x 7' 5" (2.95m x 2.26m) Window to rear overlooking garden. Wall shelving. Radiator.





KITCHEN/BREAKFAST ROOM 11' 9" x 10' 1" (3.58m x 3.07m) Well fitted with extensive range of medium oak wall and base units. Ample work surfaces with inset 1 1/2 sink and drainer. Under unit lighting. Integrated dishwasher and fridge. Gas cooker. Bow window to front. Glazed door to side. Part tiled walls. Tiled flooring. Cupboard housing electric meter and fuse box.

UTILITY ROOM/CLOAKROOM 6' 11" x 5' 6" (2.11m x 1.68m) Low level w.c wash hand basin with cupboard under. Plumbing for automatic washing machine. Gas fired Worcester boiler. Frosted window to side. Part tiled walls. Radiator.

GALLERIED LANDING Dado rail.

MASTER BEDROOM 14' 6" x 11' 1" (4.42m x 3.38m) Window to rear overlooking garden. Extensive range of bedroom furniture including wardrobes with mirror doors, cupboards and drawers. Radiator.

ENSUITE Power shower cubicle. Twin wash hand basins with cupboards under. Heated towel rail. Wall cabinets. Extractor fan. Heated towel rail.

BEDROOM TWO 11' 8" x 11' 6" (3.56m x 3.51m) Window to rear overlooking garden. Wardrobes with mirror doors. Radiator.

BEDROOM THREE 10' 3" x 8' 0" (3.12m x 2.44m) Window to front. Wardrobe with mirror doors. Radiator.

BEDROOM FOUR 9' 7" x 8' 0" (2.92m x 2.44m) Window to front. Wardrobe and dressing table. Radiator.

BEDROOM FIVE/GUEST ROOM 16' 8" x 11' 10" (5.08m x 3.61m) Double aspect with windows to front and to side. Radiator. Access to partly boarded loft space with pull down ladder and light. Airing cupboard housing lagged hot water tank and shelving. Wall cupboards and dressing table/desk. Open through to ensuite.

ENSUITE Electric shower cubicle. Vanity unit with inset wash hand basin and cupboards under. Heated towel rail.

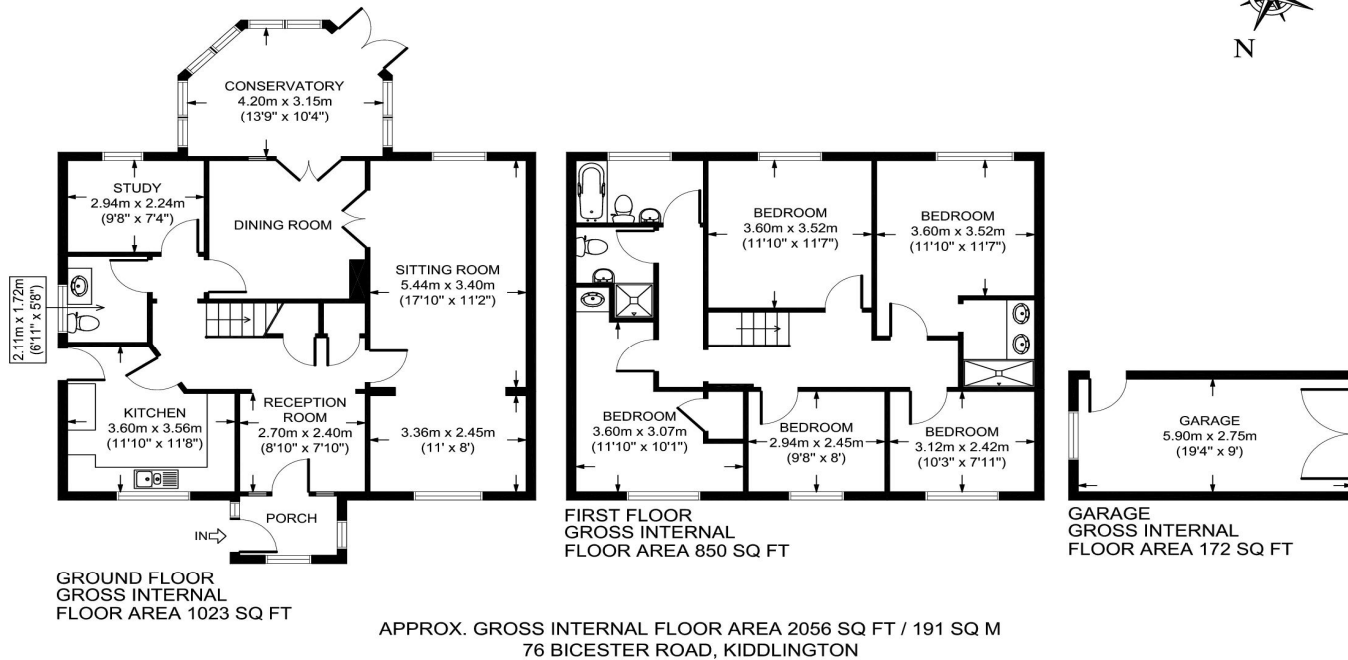
BATHROOM Coloured suite comprising panelled bath with power shower over, low level w.c. and pedestal wash hand basin. Frosted window to rear. Tiled walling. Radiator.

W.C. Low level w.c. and wash hand basin. Part tiled walls.

LOFT The loft offers potential for conversion, subject to any necessary consents and the present owners did have plans drawn up for the conversion



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All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

GARAGE To the rear and currently used for storage. Door to side and window to rear. Doors to front. Power and light. Small lean-to glasshouse to rear of garage.

STOREROOM Additional storeroom/workshop to side of property with dual access to both front and rear gardens, ample power sockets, lighting and internal cold water taps.

FRONT GARDEN Area of lawn. Well stocked flower gardens. Trees and shrubs. Through driveway and ample off street parking. Driveway to side of house to garage. Tall hedging to front providing screening.

REAR GARDEN A very attractive well established garden enjoying a Southerly aspect. Laid to lawn with well stocked beds and borders. Large sunny patio. Step up to further area of garden with lawn, ornamental flowering cherry tree and timber playhouse. Enclosed by tall fencing. Shrubs and trees.

Location

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Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C		72	(69-80) C		
(55-68) D	60		(55-68) D		63
(39-54) E			(39-54) E	51	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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