

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**55a Churchill Road, Bicester, Oxfordshire. OX26 4UW**

**Truly Impressive Brand New Build Open Plan Living Architect Designed Three Bedroom Detached Home loaded with high quality build features and use of materials with enormous attention to detail.**

**Built by a well renowned local builder, Nick Kendall, to a quality you might expect if he were going to live in it himself. Put simply, stunning!**

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E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**55a Churchill Road, Bicester, Oxon. OX26 4UW**



**Open Plan Living – Architect Designed Three Bedroom Home**

**FREEHOLD**

**Offers in excess of: £ 350,000**

- ❖ About 1100 Sq. Ft (*the size of a conventional 3 storey townhouse*)
- ❖ Registered as eligible for Govt. 'Help to Buy' Scheme.
- ❖ N.H.B.C. 10 Year Guarantee.
- ❖ All the internal walls under-lined with plywood  
(So you can put a screw in the wall and it won't fall out)
- ❖ 'Karndean' type flooring throughout downstairs  
with wet system (cheap to run) underfloor heating  
and condensing 'A' rated central heating boiler.
- ❖ Rain sensitive self-closing Solar powered 'Velux' skylights
- ❖ 5 panel Slide & Fold doors almost full width of the house
- ❖ No maintenance Ship Lap Colonial Style Weatherboarding
- ❖ All appliances; Full height fridge, Microwave oven-grill combination  
& Fan Oven, Magic Corners with 'kidney' trays, Dishwasher, Wine Cooler,  
Induction Hob, Full height Freezer & Washer Dryer.

VIEWING  
APPOINTMENT:

DAY:

TIME:

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### Ground Floor:

#### **STORM PORCH:**

Outside PIR courtesy light, colour matched electricity meter box, outside gas meter box, number plaque, security multi-locking point front door to:-

#### **ENTRANCE HALL:**

Front aspect PVC double-glazed panel adjoining the front door, plain plaster ceiling, under-stairs full depth cupboard with automatic light and 'Karndean' type flooring, RCD/MCB electricity consumer unit, 'Karndean' type flooring in hallway with under-floor wet system heating run off the boiler, digital zoned heating control.

#### **CLOAKROOM:**

Front aspect PVC double-glazed window, plain plaster ceiling, half tiled walls, 'Karndean' type flooring with under-floor heating, concealed cistern wc with cupboards built around, wash hand basin with cupboard under.

#### **STUDY: 11'0 x 5'8.**

Front aspect PVC double glazed windows, plain plaster ceiling, 'Karndean' type flooring with under floor heating controlled by an individual room digital thermostat, blank socket ready for BT connection.

#### **UTILITY ROOM: 8'0 x 6'10.**

Side aspect PVC double-glazed window, plain plaster ceiling, high volume extractor fan, 'Karndean' type flooring with under floor heating and individual room digital thermostat. Range of 'Howdens' base and wall units with laminate worktops and up-stands, full height freezer, washer/dryer, stainless steel sink, tall wall unit enclosing 'A' rated condensing boiler, base unit housing under-floor heating termini.

#### **KITCHEN-DINING OPEN PLAN SPACE: 15'10 x 10'1**

#### **Kitchen open plan to Area:**

Side aspect PVC double-glazed window, plain plaster ceiling, down lighting, 'Karndean' type under floor heating with zoned area digital thermostat, open plan to Living Space. Range of 'Howdens' base and wall units with Granite worktops and up-stands, wine chiller, under-mounted stainless steel sink, dishwasher, magic corner units with kidney-shaped trays, 'AEG' 5 ring ceramic induction hob, vented extractor hood with downlights, 2<sup>nd</sup> magic corner, microwave combination oven-grill plus fan oven, full height fridge.

#### **LIVING AREA: 17'8 (max) x 13'6 (max)**

Almost full width rear aspect 5-panel slide & fold doors to the garden deck, twin solar powered 'Velux' skylights with self-closing rain sensitive switching with hand held remote controls and magnetic docking stations, plain plaster ceiling, down lighting, 'Karndean' type flooring with under-floor heating, TV & telephone points to each side of the room ready for BT hook-up.



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### First Floor:

#### **LANDING:**

Solar powered 'Velux' skylights with self-closing rain sensitive switching with hand held remote controls and magnetic docking station, plain plaster ceiling.

#### **BEDROOM ONE: 14'6 x 9'3.**

Two front aspect PVC double-glazed windows, plain plaster ceiling, radiator, TV point.

#### **EN-SUITE SHOWER ROOM:**

Plain plaster ceiling, high volume extractor fan, LED down lighting, 'Karndean' type flooring, chrome heated towel rail, shower enclosure with fixed rain head and additional hand held shower head and sliding head support, concealed cistern wc plus built in cupboards, wash hand basin with cupboard under.

#### **BEDROOM TWO: 12'5 x 8'6 (max)**

Rear aspect PVC double-glazed window, plain plaster ceiling, radiator.

#### **BEDROOM THREE: 12'5 (max) x 7'7.**

Rear aspect PVC double-glazed window, plain plaster ceiling, radiator.

#### **BATHROOM:**

Solar powered 'Velux' skylights with self-closing rain sensitive switching with hand held remote controls and magnetic docking station, plain plaster ceiling, high volume extractor fan, LED down lighting, 'Karndean' type flooring, chrome heated towel rail, shower enclosure with fixed rain head and additional hand held shower head and sliding head support, concealed cistern wc plus built in cupboards, wash hand basin with cupboard under.

### Outside:

#### **FRONT GARDEN: 25' x 17' (min)**

Off road parking for two cars side-by-side.

#### **REAR GARDEN:**

Laid to level lawn, side access, linked outside security lights lighting the rear and side pathway at the same time.

### General Notes & Little Details that count.

Because it is a failure of modern building techniques and a personal hate of the builder he has lined each and every wall with plywood behind the plaster boarding at a cost of a few thousand pounds so that when you put a screw in the wall to hold a heavy object it will stay put and not fall off leaving a nasty mess.

The external colonial style weatherboarding is completely maintenance free.

The insulation specifications meet modern standards and as a consequence the house will be cheap to run with an 'A' rated modern boiler and a wet system for the under floor heating.

All the appliances have been purchased with quality in mind rather than the 2<sup>nd</sup> rate rubbish you get from national house builders.

The overriding mind-set in the building of this property has been quality and maintenance integrity first and profit second. Nick Kendall, the builder, has an impeccable local reputation that he wants to maintain in perpetuity.

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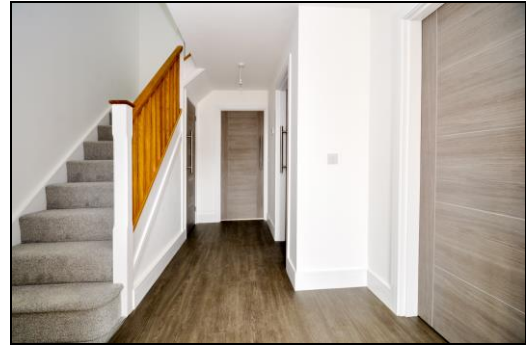
Front



Full Parking Depth (2 cars), Porch



Entrance Hall



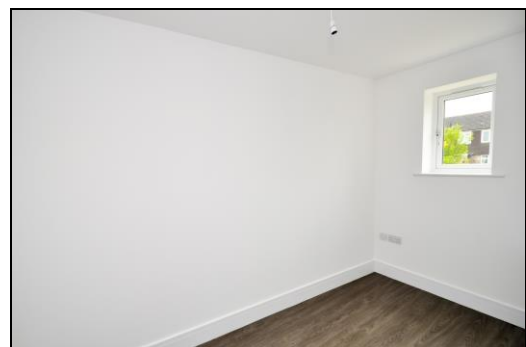
Entrance Hall



Entrance Hall



Cloakroom



Study

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## 249922



Full Height Freezer, 'A' rated boiler



Utility Room



Washer Dryer



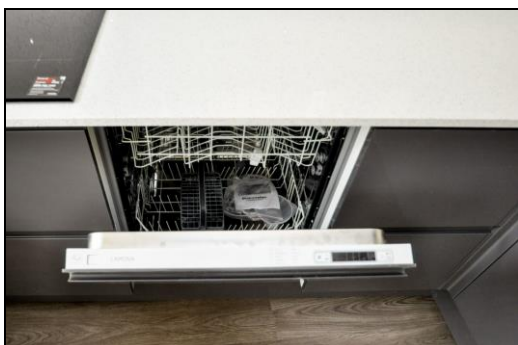
Kitchen



Under-mounted sink, granite worktops



Hob & Extractor



Dishwasher



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AEG 5-ring Induction Hob



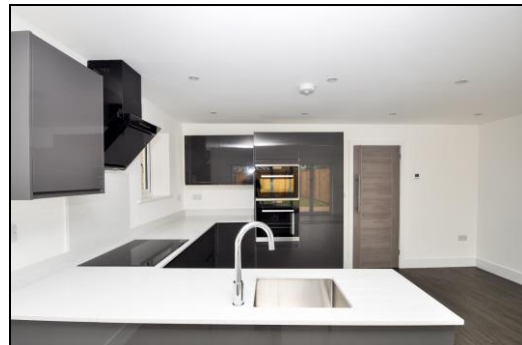
Full height Fridge



Kidney tray in each magic corner unit



Microwave Combi'-Grill & Fan Oven, Wine Chiller



Kitchen



Kitchen



Dining Area

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Kitchen & Dining Areas from Living Area



Kitchen & Dining Areas from Living Area



Kitchen & Living Area with 5 panel Slide & Fold



Living Area



Slide & Fold doors to Garden Deck (from outside)



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Landing



Double Ended Bath



Bathroom



Bedroom One



Bedroom One



En-Suite Shower Room with Rain Head



Bedroom One

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Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Rear Garden & outlook left



Rear Garden & outlook right



Rear Elevation & Garden



Rear Elevation & Garden



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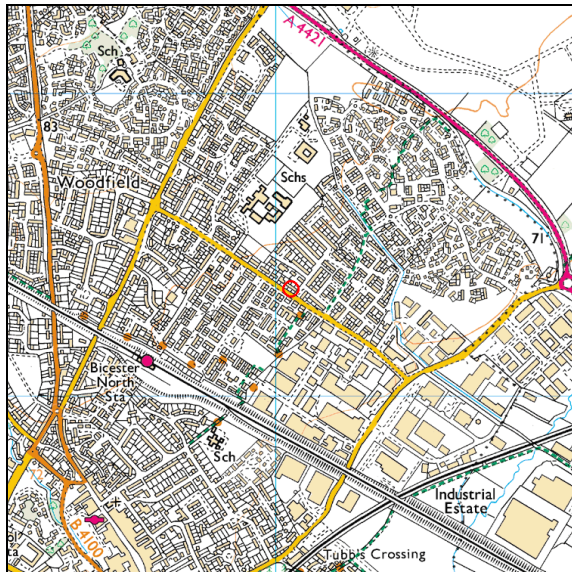
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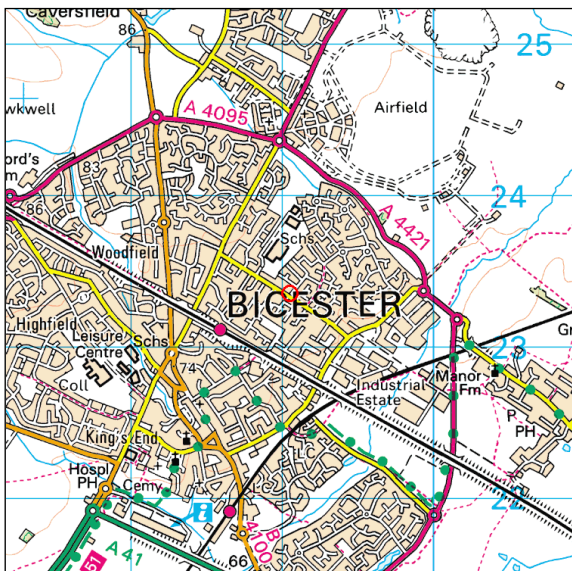


## Street, Area & Town Maps.

The Red circle in the centre of each map marks the exact location of the property.



## Space for Notes:





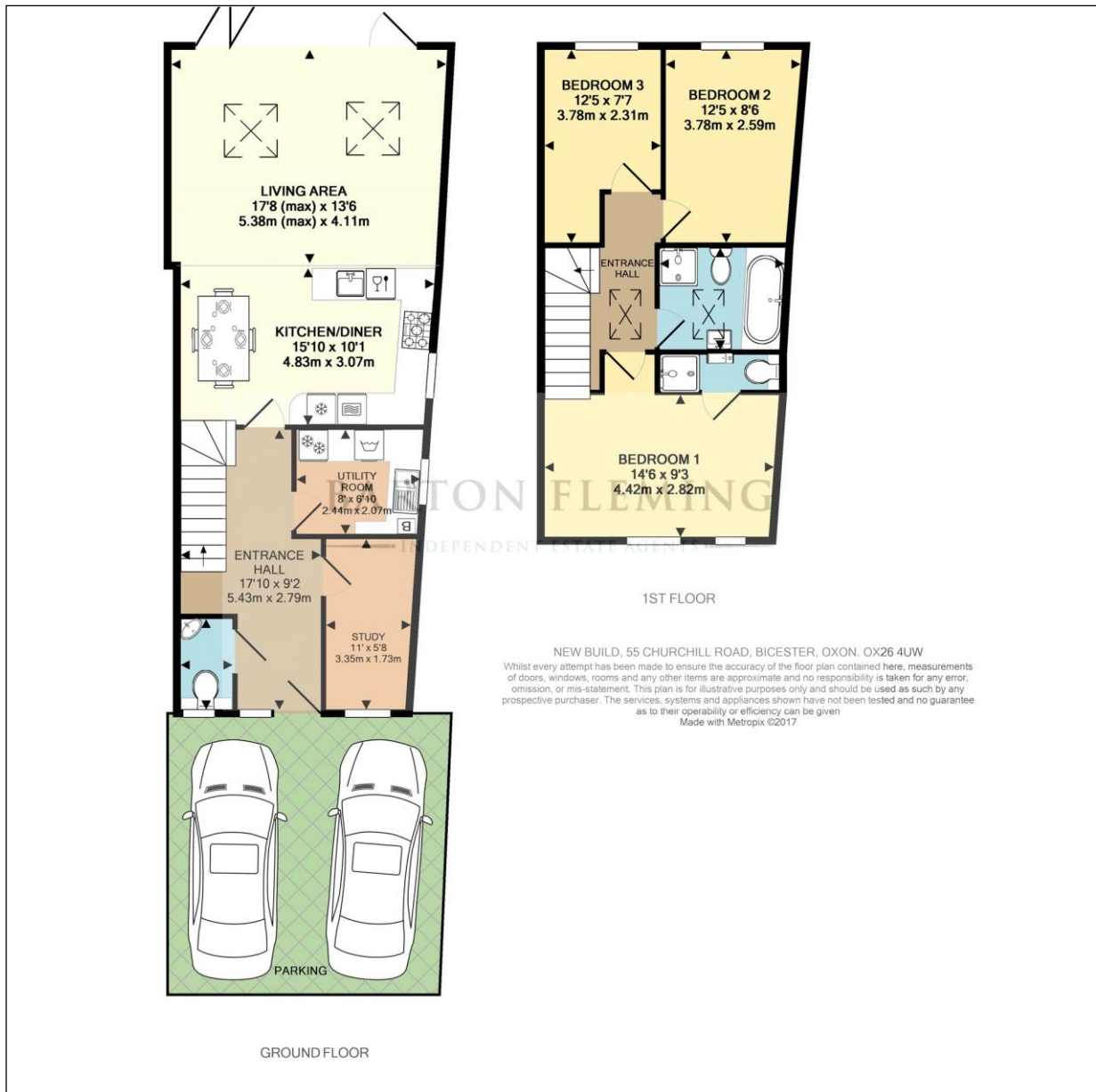
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