# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**158 Ravencroft, Langford Village,**
**Bicester, Oxfordshire. OX26 6YF**

***Located in sought after Langford Village within walking distance of the stations and town plus Bicester Village, this substantial property looks out over Jubilee Lake. It has been extended into the loft space and to the rear with the re-fitted kitchen breakfast room now being open plan to both the dining area and the family room extension.***

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## 158 Ravencroft, Langford Village, Bicester, Oxon. OX26 6YF



## Extended to the Rear with a Family Room open plan to a 24Ft Re-fitted Kitchen-Breakfast-Dining Room and up into the loft space with a new Master Bedroom & En-Suite Bathroom.

**FREEHOLD** **£ 625,000**

- Open Porch, Entrance Hall, Re-fitted Cloakroom
- Living Room, Rear Part of the Garage converted to a Utility
- 24Ft Open-plan Kitchen-Breakfast-Dining Room with two conventional ovens plus a microwave combi' & dishwasher
- Open Plan Family Room Extension with Vaulted Ceiling & Skylights
- Ceiling flush mounted motorized drop-down 121" projection TV screen
- First Floor Landing, Four Double Bedrooms & Re-fitted En-Suite Shower Room
- Second Fl Landing, Master Bedroom with En-Suite Bathroom
- Low Maintenance Rear Garden with Artificial Grass
- Remaining 2/3 of Garage & Driveway Parking for 2 cars.

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***Ground Floor:***

**OPEN PORCH:**
Outside PIR light, half glazed wooden front door to:

**ENTRANCE HALL:**
Plain plaster ceiling, coving, solid wooden flooring, radiator, "Hive" central heating control, built-in cupboard, staircase.

**REFITTED CLOAKROOM:**
Front aspect leaded light sealed unit double glazed window, plain plaster ceiling, coving, solid wooden flooring, chrome heated towel rail, concealed cistern WC, wash hand basin, cupboard under.

**UTILITY ROOM: 7'9 x 6'9.**
Side aspect leaded-light half glazed door to the garden side path, electric underfloor heating, space for fridge freezer, spaces for washing machine and tumble dryer under worksurface, door to the remainder of the garage, PIR sensor light.

**LIVING ROOM: 15'9 x 11'0**
Front aspect leaded light sealed unit double glazed window, plain plaster ceiling, downlighting, coving, two radiators, TV point.

**KITCHEN BREAKFAST DINING ROOM: 10'5 narrowing to 9'2 x 24'2**
Rear aspect leaded light sealed unit double glazed window, plain plaster ceiling, downlighting, 'Karndean' flooring, range of base and eye level units, square edge laminate worksurfaces, LED under-counter lighting, breakfast bar, corner carousel, 600mm drawers, integrated dishwasher, 1½ bowl stainless steel sink, second carousel unit, 1000mm cutlery and pan drawers, 5-ring stainless steel gas hob, stainless steel splash-back, slide out condiments rack, two stainless steel and glass fan oven/grills, microwave combination oven, space for wide fridge freezer.

**FAMILY ROOM: 14'6 x 14'7**
Four 'Velux' skylights with blinds and remote controllers plus rain sensor self-closing feature, plain plaster ceiling, rear aspect PVC window, side aspect PVC tri-fold door to garden, 'Karndean' flooring, TV point, ceiling flush mounted drop-down cinematic 121" projection TV screen and home cinema sound system.

***First Floor:***

**HALF LANDING:**
Side aspect leaded light window on staircase.

**LANDING**
Coving, airing cupboard, radiator.

**REFITTED BATHROOM: 6'4 x 5'7**
Rear aspect leaded light sealed unit double glazed window, coving, shower bath with mixer tap and thermostatic shower with rain head, second hand held head, sliding head support, screen, built-in furniture with designer oval composite wash hand basin over and concealed cistern WC, illuminated mirror, chrome heated towel rail, fully tiled walls.

**BEDROOM TWO: 12'8 narrowing to 9'2 x 12'2**
Two front aspect leaded light sealed unit double glazed window, radiator, coving, built-in wardrobe, TV point.

**REFITTED EN-SUITE SHOWER ROOM:**
Side aspect leaded light sealed unit double glazed window, coving, extractor fan, chrome heated towel rail, ceramic tiled floor, illuminated mirror, quadrant shaped corner shower enclosure with thermostatic shower and rain head, dual flush close coupled WC, round porcelain wash hand basin and unit under.

**BEDROOM THREE: 9'4 x 9'4**
Rear aspect leaded light sealed unit double glazed window, coving, radiator.

**BEDROOM FOUR: 9'7 x 9'0**
Front aspect leaded light sealed unit double glazed window, coving, radiator, built-in wardrobe, light/fan with remote control.

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**BEDROOM FIVE: 9'4 x 8'5**
Rear aspect leaded light sealed unit double glazed window, coving, radiator, TV connection, dimmer switch.

***Second Floor:***

**HALF LANDING:**
Side aspect leaded light sealed unit double glazed window, stairs to landing.

**BEDROOM ONE: 17'4 (max) x 13'10 extending to 16'3**
Two front aspect PVC double glazed dormer windows, downlighting, eaves storage, access to loft space.

**EN-SUITE BATHROOM: 10'5 x 3'7 widening to 5'10**
Front aspect PVC double glazed window, plain plaster ceiling, downlighting, extractor fan, chrome heated towel rail, fully tiled walls, vinyl flooring, corner bath with mixer tap and shower attachment, inset wash hand basin, concealed cistern WC.

***Outside:***

**FRONT GARDEN: Refer to photograph.**

**REAR GARDEN: Refer to photographs.**

**REMAINING 2/3 DEEP GARAGE:**
Up-and-over door, light & power, boiler, door to utility room.

**DRIVEWAY PARKING:**
For two cars side-by-side.

***Key Facts for Buyers:***

**EPC**: Rating of D (63) with potential of C (73).
**Council Tax**: Band E
Approx. £3,157 per annum.




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Cloakroom



Living Room



Living Room



Kitchen Breakfast Dining Room



Kitchen Breakfast Dining Room to Family Room



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Utility Area



Family Area




Family Area/Cinema Set Up



First Floor Bathroom



First Floor Bedroom Four

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First Floor Bedroom Five


First Floor Bedroom Five


First Floor Bedroom Two


First Floor Bedroom Two


En-Suite to Bedroom Two


Second Floor Bedroom One


Rear Garden


Outlook over Jubilee Lake

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