

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**The Former Carla Show Home  
that has never been lived in.**

**8 Colwell Close, Kingsmere,  
Bicester, Oxfordshire. OX26 1FE**

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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

**8 Colwell Close, Bicester, Oxon. OX26 1FE**



**Ex-Carla Show Home which is three years old but, has never been lived in. It has just completed it's customer delivery snagging list. Offered to the market for first-time for conventional occupancy. The property was originally sold to the owner 3 years ago and then rented back by Carla to use as their show home.**

**FREEHOLD**

**£ 625,000**

- ❖ Built in 2020 and used as the show home ever since
- ❖ Quite Literally Show Home Condition and offered as seen
- ❖ Spacious Entrance Hall, Wide Cloakroom,
- ❖ Kitchen Diner to the rear with French doors to the garden
- ❖ Utility Room, Ground Floor Study
- ❖ Living Room with Bay Window
- ❖ Landing, Four Bedrooms
- ❖ Main Bathroom and Two En-Suite Shower Rooms (each en-suite has a full size shower enclosure)
- ❖ Garage and parking for two cars, Landscaped Garden

VIEWING  
APPOINTMENT:

DAY:

TIME:

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### Key Facts for Buyers:

**EPC:** Rating of B (85).  
**Council Tax:** Band F  
Approx. £3,088 per annum.  
(subject to confirmation)

### Ground Floor:

#### **SLOPING OPEN PORCH:**

Outside courtesy light, part glazed security front door to:-

#### **ENTRANCE HALL: 18'2 deep.**

Plain plaster ceiling, radiator, 'Amtico' flooring, built-in cupboard, digital thermostat for central heating, staircase.

#### **CLOAKROOM: 5'7 x 5'3.**

Side aspect PVC window, plain plaster ceiling, 'Amtico' flooring, chrome heated towel rail, concealed cistern dual flush WC, wall hung wash hand basin.

#### **STUDY: 8'10 x 8'5.**

Front aspect PVC window, plain plaster ceiling, radiator, under-stairs cupboard (housing BT & broadband com's), aerial point & power socket for wall mounted TV.

#### **LIVING ROOM: 17'1 increasing to 19'0 into the bay x 11'10.**

Front aspect bay window, plain plaster ceiling, two radiators, multi-media & power point.

#### **KITCHEN DINER: 20'1 x 12'2 narrowing to 8'11.**

Side and rear aspect PVC windows and French doors, plain plaster ceiling, down lighting, fitted ceiling speakers, 'Amtico' flooring, radiator. Range of tall, base and wall units with laminate worktops and upstands, integrated 60/40 fridge freezer, integrated dishwasher, 1½ bowl stainless steel sink, corner unit, 900mm cutlery & pan drawers, double cavity fan-oven/ oven-grill, 5-ring stainless steel gas hob & splash back.

#### **UTILITY ROOM: 8'11 x 5'11.**

Side aspect PVC window, rear aspect half glazed PVC door to the garden, wall mounted 'Ideal Logic S18' boiler. Range of base units, laminate worktop and up-stands stainless steel sink, tumble dryer and washing machine.

### First Floor:

#### **LANDING:**

Side aspect PVC window, plain plaster ceiling, airing cupboard, loft hatch.

#### **BATHROOM: 8'6 increasing to 11'9 x 6'5.**

Rear aspect PVC window, plain plaster ceiling, extractor fan, down lighting, ceramic tiled floor, chrome heated towel rail, large mirror, bath with mixer tap and shower attachment, sliding head support, screen, wall hung was hand basin and cupboard under, concealed cistern dual flush WC.

#### **BEDROOM ONE: 11'0 x 11'0 plus wardrobe & door recess.**

Front aspect PVC window, plain plaster ceiling, fitted ceiling speaker, radiator, built-in wardrobe, digital central heating thermostat.

#### **EN-SUITE: 8'4 x 4'6.**

Side aspect PVC window, plain plaster ceiling, extractor fan, down lighting, chrome heated towel rail, full-size shower enclosure with thermostatic shower and sliding head support, wall hung wash hand basin, shaver socket, concealed cistern WC.

#### **BEDROOM TWO: 11'10 x 8'10.**

Rear aspect PVC window, plain plaster ceiling, radiator, built-in wardrobe, aerial point and power socket for wall mounted TV.

#### **EN-SUITE: 8'4 x 4'6.**

Side aspect PVC window, plain plaster ceiling, extractor fan, down lighting, chrome heated towel rail, full-size shower enclosure with thermostatic shower and sliding head support, wall hung wash hand basin, shaver socket, concealed cistern WC.

#### **BEDROOM THREE: 12'3 x 8'5.**

Front aspect PVC window, plain plaster ceiling, radiator, aerial point and power socket for wall mounted TV.

#### **BEDROOM FOUR:**

Rear aspect PVC window, plain plaster ceiling, radiator.

### Outside:

**FRONT GARDEN: Refer to photo.**

**REAR GARDEN: Refer to photo.**

Landscaped, patio, tap, power socket.

**GARAGE & DRIVEWAY: 20'3 x 10'3.**

Up-and-over door, side door, driveway parking for two.



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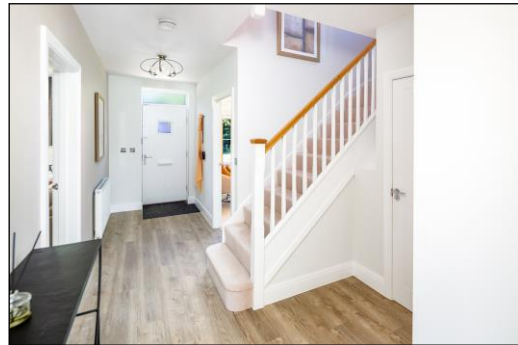
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Front



Entrance Hall



Cloakroom



Entrance Hall



Living Room



Study



Living Room



Living Room

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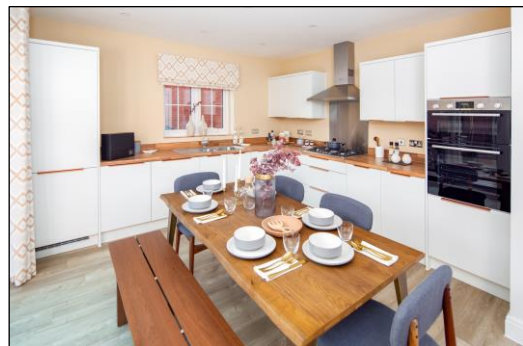
Kitchen Diner



Kitchen Diner



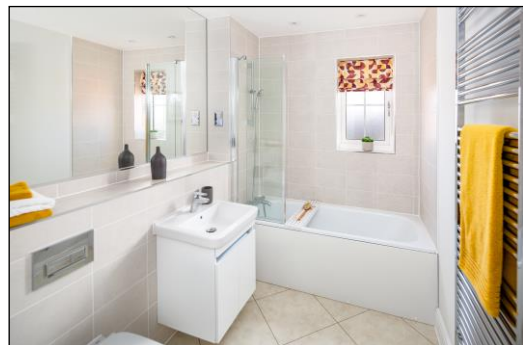
Kitchen Diner



Kitchen Diner



Landing



Main Bathroom



Bedroom Three



Bedroom Four



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Bedroom One



Bedroom One



Bedroom One



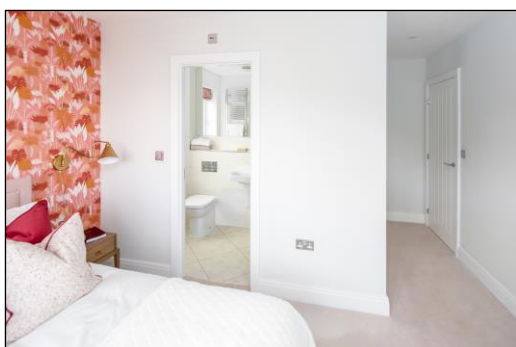
En-Suite to Bedroom One



Bedroom Two



Bedroom Two



Bedroom Two



En-Suite to Bedroom Two



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Rear Garden



Rear Elevation

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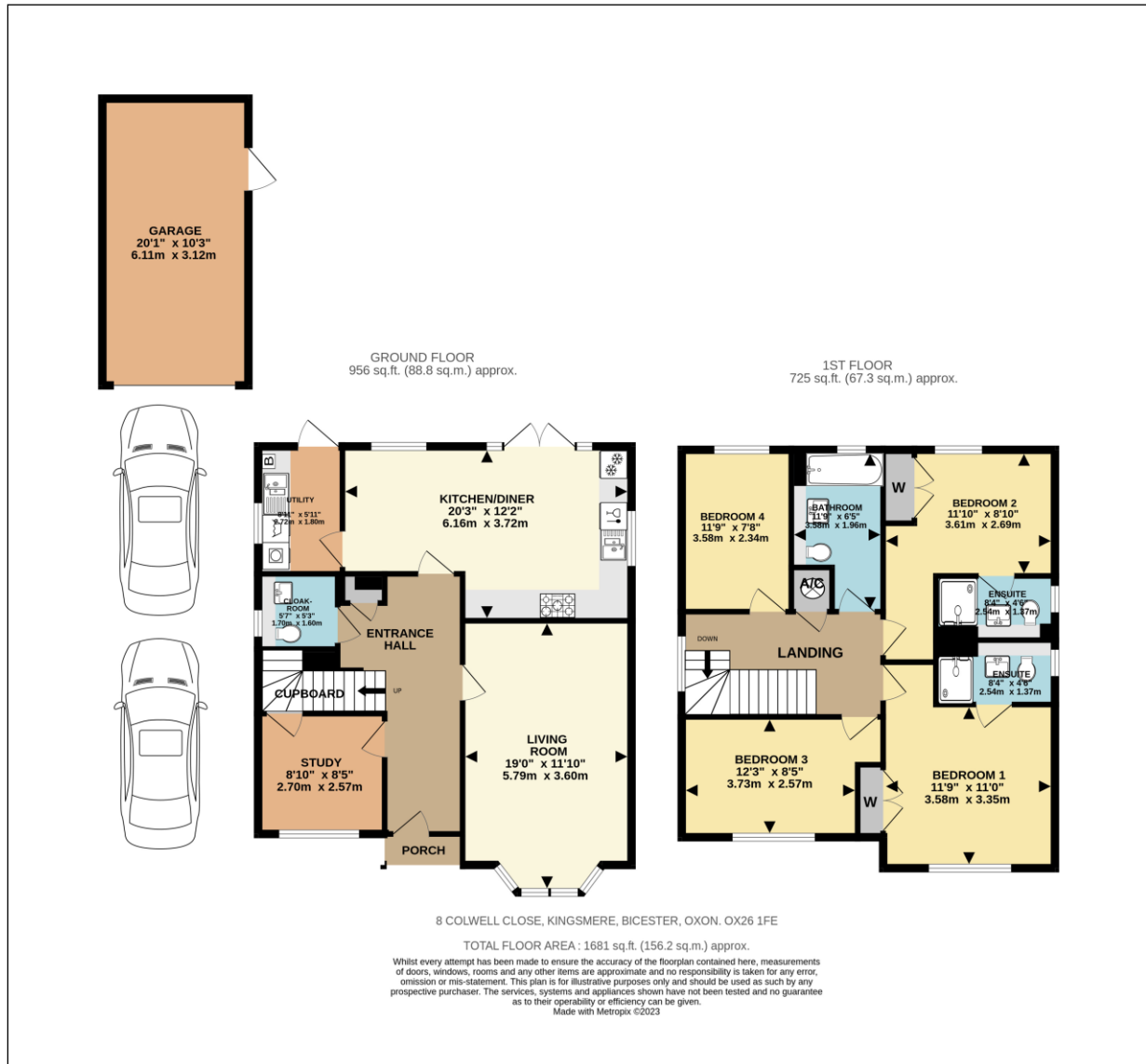
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