



Sutton Road, Milton, OX14 4ET

Guide Price £650,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Located in the village of Milton, this three double bedroom, two bathroom detached home offers well-proportioned living space with practical features and wonderful views to the front.

The property is set back from the road with a lawned front garden and ample driveway parking. Open views over the fields to the front are a real asset. A double garage sits to the side of the property, linked to the main house by a boot room. There is also side access to the rear garden. The garage offers potential for extension above, subject to the necessary planning permission.

Inside, the property is bright, with large windows bringing in natural light throughout the home. The ground floor includes a good-sized kitchen, a dual-aspect living/dining room with a bay window to the front and French doors opening onto the garden, a downstairs WC, and several storage cupboards.

Upstairs are three well-proportioned double bedrooms. One has a recently updated en-suite shower room, and the family bathroom has also been modernised. A loft hatch on the landing provides access to the partially boarded loft for additional storage.

The rear garden is small but manageable, with a patio area and a summer house. The overall plot is well laid out, and the property is in a semi-rural location while still offering access to local amenities and transport links.





Key Features

- Three double bedrooms
- En-suite & family bathroom
- Beautiful views to the front
- Double garage with boot room connected to the main house
- Large driveway with well-tended front lawn
- A large driveway alongside a well-tended front lawn
- Large open plan lounge/dining
- EPC Rating: E
- Council Tax Band: F



The Location

Milton is a well-regarded village located just south of Abingdon, offering a mix of rural charm and practical convenience. The village has a strong sense of community and benefits from amenities including a local pub, village hall, and easy access to countryside walks.

It is well connected for commuters, with nearby access to the A34 and rail links from Didcot Parkway, providing direct services to Oxford and London. Milton Park and local schools are also within easy reach, making it a convenient location for both professionals and families.

Material Information to note:

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Driveway & double garage.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Right of Ways/Easements: None known.
- Restrictions & Covenants: None known.
- Building Safety / Planning Issues: None known.

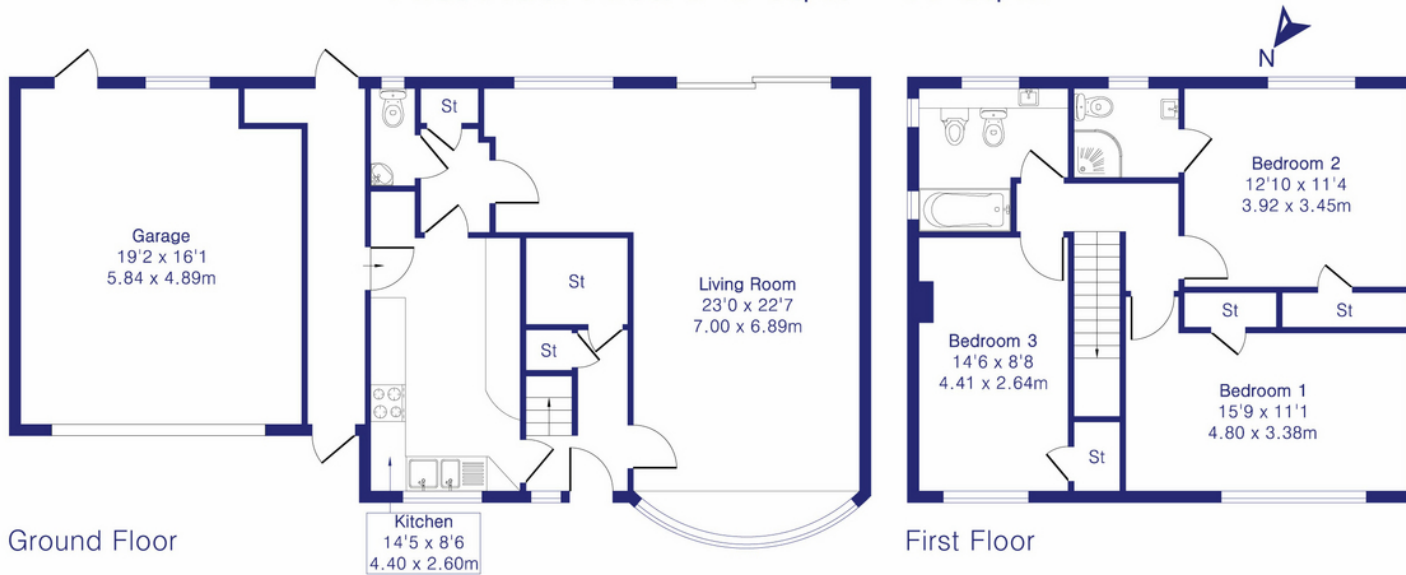
Properties built pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed however the vendor has not specified.



Approximate Gross Internal Area 1687 sq ft - 157 sq m

Ground Floor Area 1047 sq ft – 97 sq m

First Floor Area 640 sq ft – 60 sq m



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