



School Lane, Milton, OX14 4EH

Guide Price £775,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

This beautifully presented four-bedroom detached home is tucked away on a quiet village lane, yet it's still close to major roads, science parks, and train links.

As you arrive, a large driveway leads to a bright entrance hall with access to all rooms on the ground floor. The hub of the home is an open-plan kitchen and dining area with smart shaker-style units, a big island, and full-height folding doors that open out to the private wrap-around garden — ideal for indoor/outdoor entertaining.

Next to the kitchen is a large lounge with a wood-burning stove, there's also a home office, a utility room, and a converted, versatile garage. Upstairs, you'll find four good-sized bedrooms. The main and second bedrooms have their own en-suite bathrooms, while the other two share a modern family bathroom. The house also has some great extras like underfloor heating downstairs, an electric car charging point, and a recently updated boiler to keep things comfortable and energy-efficient.

Filled with natural light and a welcoming sense of warmth, the house offers a versatile layout across both the ground and top floors, making it an excellent choice for family living. In addition, it falls within good local schooling catchments, further adding to its appeal as a family home.

The property is ideally located just 3.6 miles from Didcot Parkway and 5.5 miles from Abingdon Town Centre, while still enjoying the peace and charm of a quiet village setting.





Key Features

- Four bedroom detached with garage
- Open plan kitchen/dining with bifold doors to the rear garden
- Family home with study on the ground floor
- Underfloor heating throughout the ground floor
- Private garden and established boundaries
- Fantastic village location close to key transport links
- Large driveway with ample off road parking
- EPC Rating: C
- Council Tax Band: E



The Location

Milton is a peaceful village just south of Abingdon, offering a rural feel with excellent access to transport and local amenities. It's ideally placed for Milton Park, Harwell Campus, and Culham Science Centre, with Didcot Parkway station nearby for fast trains to Oxford, Reading, and London.

The village has a strong community, a local pub, and scenic footpaths, while Abingdon and Oxford provide a wide range of shops, schools, and services. Milton is perfect for those seeking countryside living with great connectivity.

Material Information to note:

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



**Approximate Gross Internal Area 1914 sq ft - 178 sq m
(Excluding Garage)**

Ground Floor Area 916 sq ft – 85 sq m

First Floor Area 998 sq ft – 93 sq m

Garage Area 201 sq ft – 19 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Abingdon Office

51 Stert Street, Abingdon
Oxfordshire, OX14 3JF

T 01235 538000

E abingdon@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

