



Graydon Close, Milton, OX13 6GQ

Guide Price £500,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

The ground floor includes a spacious entrance hall giving access to all main rooms and a modern downstairs WC. The double-aspect living room is a well-presented space with wooden panelling, bespoke window dressings, and a faux chimney breast housing an electric log-burner style stove with a timber mantelpiece. The double-aspect kitchen/dining room is a notable feature, enjoying plenty of natural light from full-height glazed panels and French doors that open onto the rear terrace. The kitchen includes integrated appliances, a practical breakfast bar, and ample dining space, and is supported by a separate utility room offering additional storage, laundry facilities, and access to the side of the house.

The first floor has a generous landing leading to three well-proportioned bedrooms. Bedrooms two and three are served by a contemporary family bathroom with a white suite. The main bedroom is the key feature on this level, offering built-in wardrobes and its own private, well-appointed shower en-suite.

Externally, the property features a red-brick façade and a sheltered porch entrance, along with a well-kept front garden and a driveway providing off-street parking leading to the detached single garage. The rear garden is mainly laid to lawn with a full-width paved terrace accessed directly from the dining area, suitable for outdoor dining and entertaining. Gated side access is also provided.







## Key Features

- Modern three-bedroom home in a quiet Milton cul-de-sac
- Bright double-aspect kitchen/dining room with terrace access
- Spacious living room with contemporary features
- Main bedroom with built-in wardrobes and en-suite
- Private rear garden with lawn and full-width patio
- Driveway parking and detached single garage
- Well-connected village near Didcot Parkway and Milton Park
- EPC Rating B - Council Tax Band E





## The Location

Graydon Close is set within the popular village of Milton, a well-connected and welcoming South Oxfordshire community. The village offers easy access to nearby Didcot, with its fast rail links to London, Oxford and Reading, as well as a wide choice of shops, cafés and leisure facilities at the Orchard Centre. Milton is also home to the well-regarded Milton Park business district, one of the region's major employment hubs.

Surrounded by attractive countryside, the area provides excellent walking and cycling routes, with the Thames Path and Chilterns within easy reach. A selection of traditional pubs, local amenities and convenient road links via the A34 and M4 make Milton an ideal base for both commuters and families, combining village living with superb connectivity.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway & garage.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: None known.



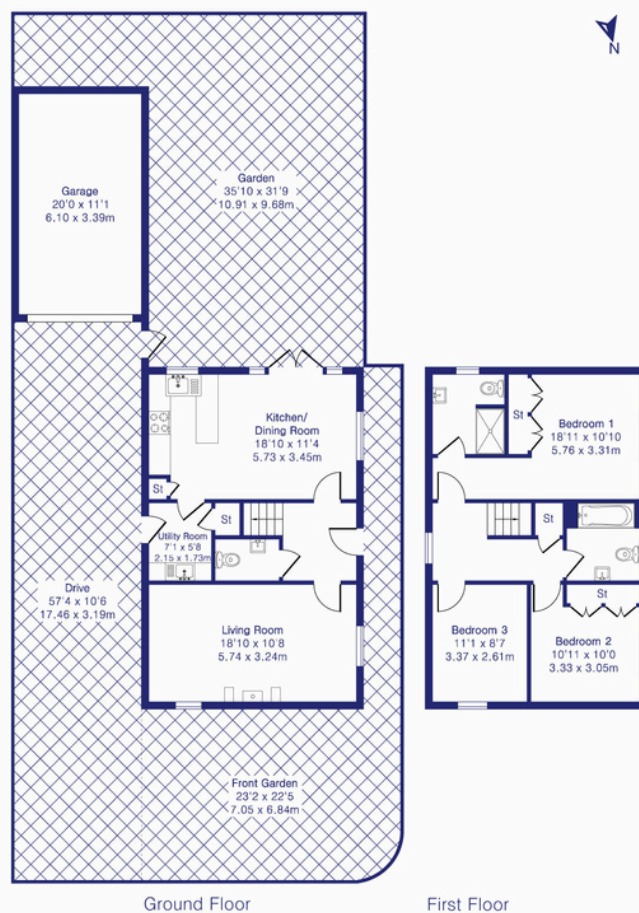


**Approximate Gross Internal Area 1128 sq ft - 104 sq m  
(Excluding Garage)**

Ground Floor Area 564 sq ft – 52 sq m

First Floor Area 564 sq ft – 52 sq m

Garage Area 223 sq ft – 21 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.



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