



Maple Gardens, Milton, OX14 4GP

£725,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Located in a small and impressive development is this four double bedroom, three bathroom family home comprising nearly 2200sq ft of high specification accommodation with three receptions and a good size garden backing on to fields. Built in 2018 this luxuriously appointed family home comprises entrance hall, family room/playroom, internal access to a 20ft garage, cloakroom, kitchen-diner overlooking the garden, utility room, and 18ft lounge. On the first floor a very generous landing gives access to a family bathroom and four large double bedrooms; the guest with en-suite bathroom and the master with both dressing room and en-suite. To the front of the property there is a double driveway and landscaped garden. Finally, to the rear, there is a generous garden with two patio/entertaining areas overlooking fields. (The vendor is due to re-instate the rear boundary). For the finish, size, and location of this lovely family home to be fully appreciated; it must be viewed.

Material information to note: Brick & tile freehold house. Gas central heating. Mains water, electrics and drains. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom checker indicates good mobile availability for data and voice calls is available with all major providers at this postcode. The government portal generally highlights this as an unlikely/low risk postcode for flooding.

We are not aware of any planning permissions in place which would negatively affect the property. RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a certificate signed by Property Maintenance UK Ltd (Co. Regn. No. 10309645) of 42 London Road, Newbury RG14 1LA or their secretary or conveyancer that the provisions of Clause 12.10 of the Transfer dated 11 August 2016 referred to in the Charges Register have been complied with.





Key Features

- Four Bedrooms
- Three Bathrooms
- large garage and double driveway
- Good size garden with lovely and immediate views over fields and countryside
- High specification throughout
- Quiet cul-de-sac location on a small and well maintained development
- Estate Management Charge: £750.00 per annum

The Location

Milton is one of three villages forming a highly desirable residential triangle just south of the market town of Abingdon and just ten miles from Oxford. There are excellent road links (A34, M4, M40). Didcot Parkway mainline station offers a fast service to London Paddington. There is a local village pub, post office, small shop, as well as a frequent bus service. The area is served by many excellent educational establishments both state and private and is surrounded by large employment centres such as Milton Park, Culham Science Centre, Harwell Science & Innovation Campus including Diamond Light Source, European Space Agency Oxford Science Park. Oxford, Newbury (Vodafone Global HQ) and Reading are all easily accessible.

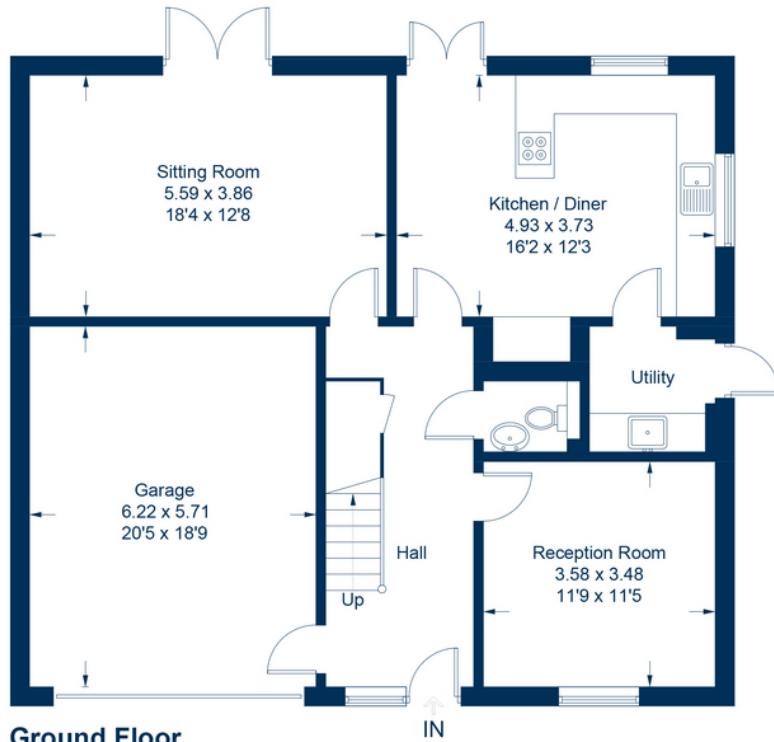


Thomas Merrifield and their clients give notice that:

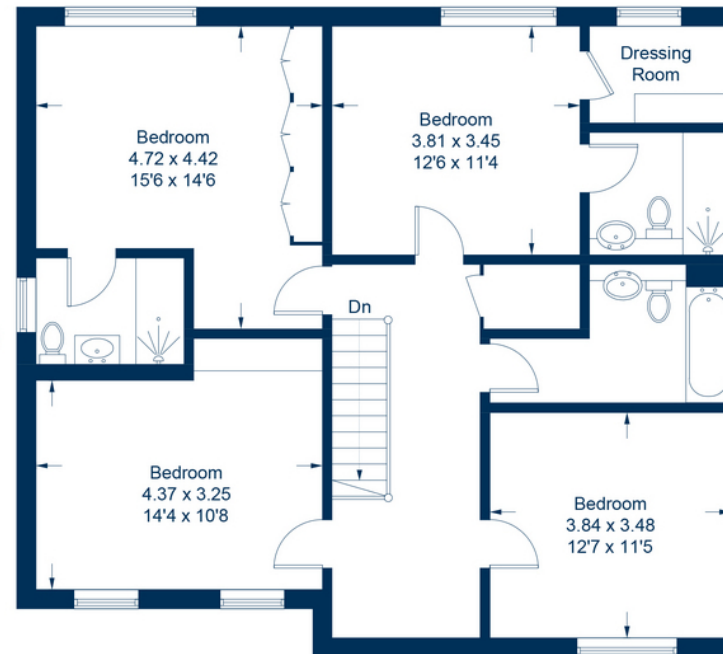
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other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

Approximate Gross Internal Area
Ground Floor = 101.9 sq m / 1,097 sq ft
First Floor = 99.1 sq m / 1,067 sq ft
Total = 201.0 sq m / 2,164 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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