



Hill View Cottage
Milcombe, OX15 4RP



ROUND & JACKSON
ESTATE AGENTS





A characterful period cottage with beautifully presented accommodation and private, mature gardens of approximately a third of an acre. The property is located in a tucked away position within the heart of the village.

The property

Hill View Cottage, Milcombe is an exceptional period cottage which is considered to be one of the oldest properties within the village. The property is located in a private, tucked away position and is set within mature gardens of approximately a third of an acre with off road parking for several vehicles, a garage, a carport and space to create additional garaging if required. Within recent years the property has been sympathetically extended and greatly improved and now provides excellent living accommodation which is arranged over two floors. On the ground floor the entrance hallway leads on to three reception rooms, a utility room, a wet room and a superb kitchen/breakfast room with access to the rear garden. On the first floor, the landing leads onto three double bedrooms, a single bedroom and two bathrooms.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A spacious hallway with stairs to the first floor and which gives access to all ground floor accommodation.

Dining Room

Located to the front with exposed ceiling beams, a window with seat, an attractive stone fireplace, and double doors to the front porch. This room was previously open plan leading into the kitchen/breakfast room and this could easily be reinstated.

Study

An ideal room for those who work from home or an additional TV/play room. Beamed ceiling, Inglenook fireplace, window to the front.

Kitchen/Breakfast Room

A superb open plan room with attractive tiled flooring and windows and a door to the rear garden. Fitted bespoke oak kitchen with a double bowl butler sink and a range of wall mounted and base cabinets and granite work surfaces. Integrated electric hob with extractor hood over, built in double oven and plumbing for dishwasher. Walk in pantry with granite shelving. The kitchen/breakfast room was previously open plan leading into the dining room to the front and this layout could easily be reinstated if required.

Utility Room

Single bowl sink unit with granite work surface. Plumbing for washing machine and tumble dryer, tiled floor, stable door to the side.

Wet Room

Tiled wet room with shower area. White suite with a wash hand basin and WC. Window to side aspect.

Sitting Room

A very pleasant reception room with double doors and outlooks over the rear garden. There is an attractive stone fireplace with a wood burning stove and space for a range of furniture.

First Floor Landing

A light and airy landing with an airing cupboard, a storage cupboard and doors to all first floor accommodation.

Master Bedroom

A spacious double bedroom with built in wardrobes and windows with garden views to the rear and both sides.

Shower Room

Comprising a white suite with a double shower cubicle, a wash hand basin and WC. Part tiling to walls and wooden flooring. Window to the side.



Bedroom Two

A double room located to the front with built in wardrobes and wall cabinets. Windows to front and rear.

Bedroom Three

Built in cupboard. Window to the front.

Bedroom Four

Wooden flooring and a window to the front.

Family Bathroom

Fitted with a white suite comprising a panelled bath with mixer shower, a wash hand basin and WC. Tiling to walls and a window to the side.

Situation

Milcombe lies approx 1.5 miles from Bloxham and approx 5 miles away from Banbury. It is a sought after village with amenities including a shop, parish church and Rye Hill golf course and is on a good transport route. Within the nearby village of Bloxham there are independent and comprehensive secondary schools, primary school, post office, co-operative, a hair salon, a beauty salon and a doctor's surgery.

Tenure

A freehold property.



Directions

From Banbury proceed south westerly via the Bloxham Road (A361) and continue for approximately three miles until the village of Bloxham is reached. Continue through Bloxham and bear right at the mini roundabout towards Chipping Norton. Continue for approximately half a mile and turn right where sign posted Milcombe. Continue into the village and towards the church where the driveway to the property will be seen almost opposite.

Services

All services connected with the exception of gas. Oil fired central heating.

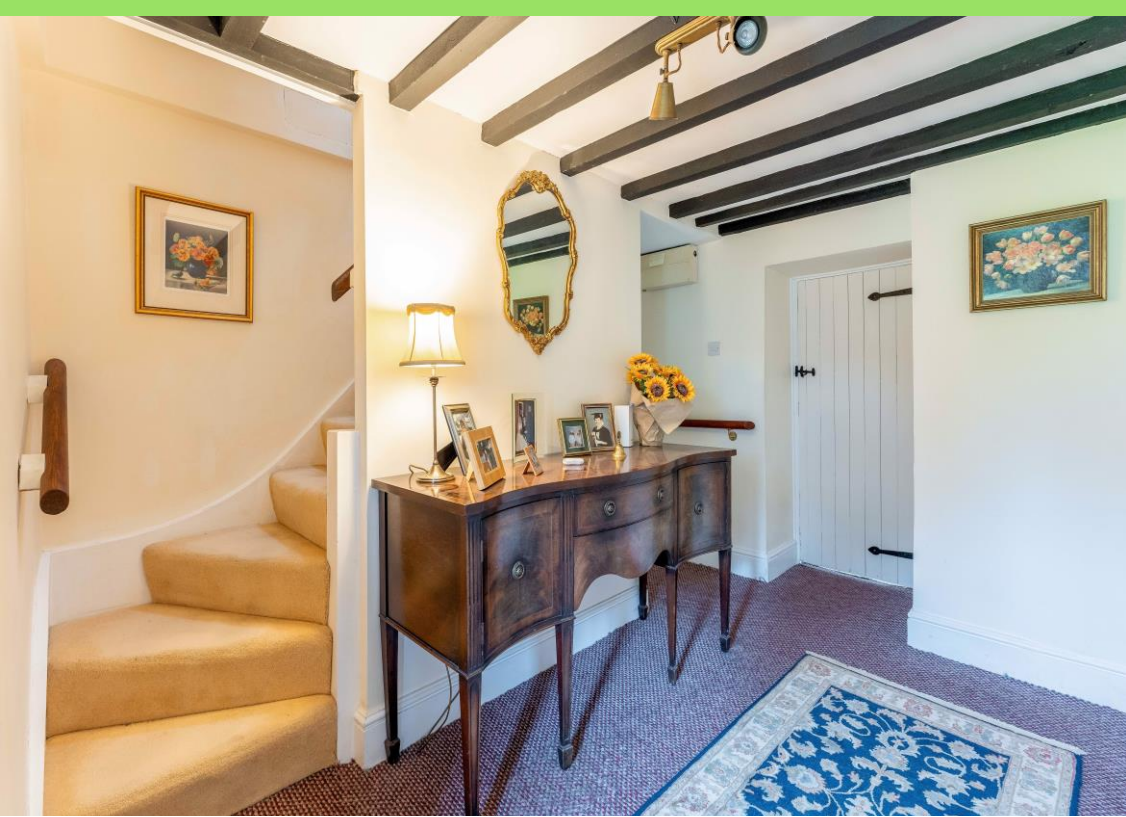
Local Authority

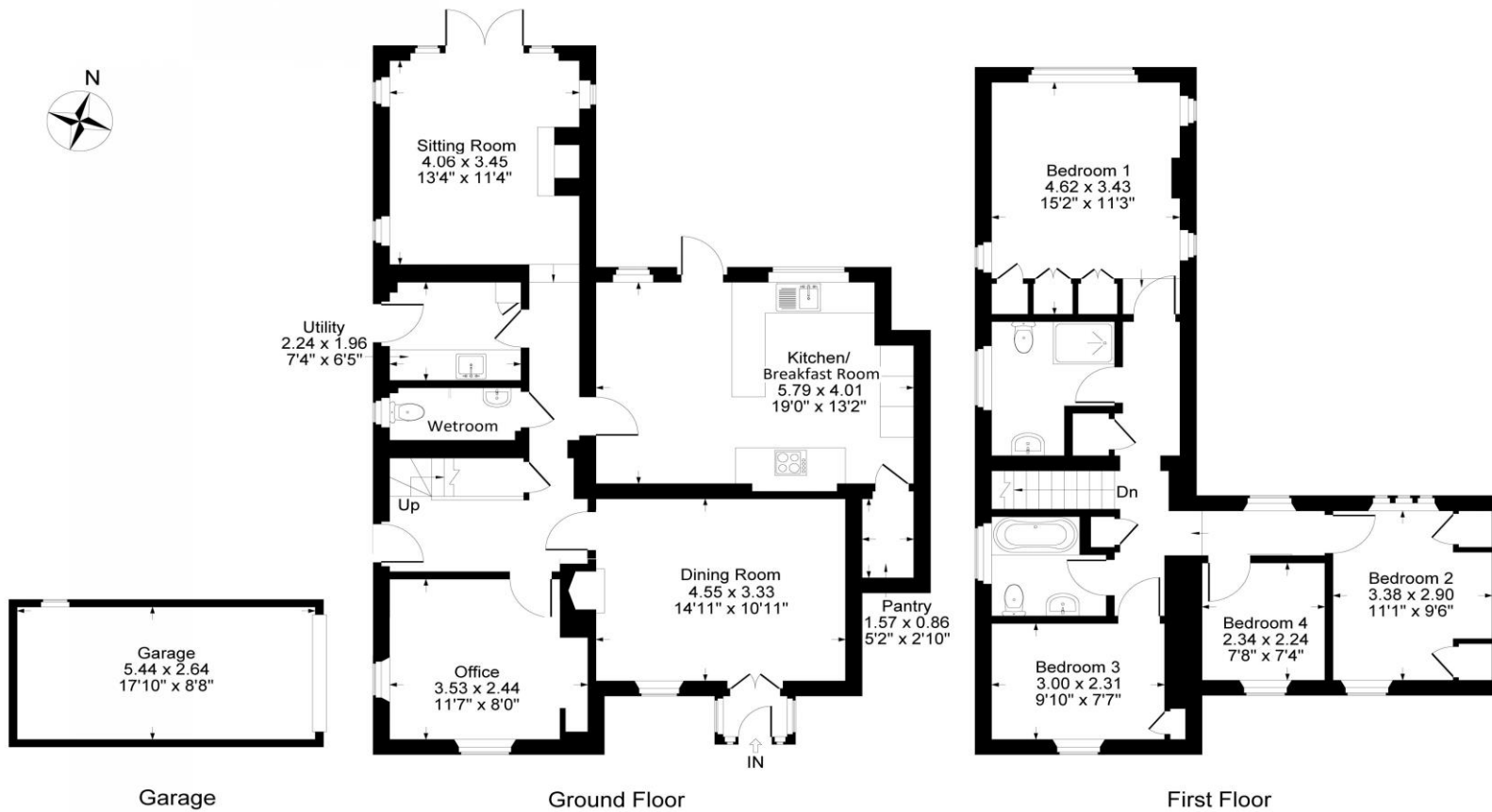
Cherwell District Council. Tax band D.

Viewings Arrangements

By prior arrangement with Round & Jackson.

Asking Price - £675,000





Approximate Gross Internal Area = 157.54 sq m / 1696 sq ft
 Garage = 14.35 sq m / 155 sq ft
 Total Area = 171.89 sq m / 1851 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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