



12 Heath Close, Milcombe
Banbury, Oxfordshire, OX15 4RZ



ROUND & JACKSON
ESTATE AGENTS





A substantial and recently renovated five bedroom family home with a large rear garden and approximately 1550 sq ft of garaging and outbuildings on the edge of this popular village.

The property

12 Heath Close, Milcombe is an exceptional family house which is pleasantly located within a cul-de-sac position on the edge of this sought after village. This greatly extended, five bedroom house has spacious and beautifully presented accommodation and has recently been updated to a high standard throughout. The property has approximately 1550 sq ft of garaging and workshop/outbuildings and planning permission has been granted to convert the rear outbuildings into an annex but this could also be ideal for those looking for a large space to work from. On the ground floor there is versatile and extensive accommodation which includes a superb open plan kitchen/dining/family room which is ideal for entertaining and modern family living. There is also a dual aspect sitting room, a large study, a fitted utility room and a cloakroom. On the first floor there is a master bedroom with en-suite and built in wardrobes, a guest suite with en-suite, three further bedrooms and a modern family bathroom. To the front of the property there are two driveways and a pleasant garden with a path to the front door. To the rear there is a large enclosed garden which is laid to lawn. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

Entrance Porch

Main door to front, inner door to hall area and the kitchen/dining/family room.

Kitchen/Dining/Family Room

A superb and versatile open plan room with attractive stone tiled flooring and a sliding door to the rear garden. The kitchen is beautifully fitted with a range of oak fronted shaker style eye level cabinets and base units and drawers with granite work surfaces over. Inset sink and induction hob with extractor over, integrated dishwasher, wine fridge, double oven, coffee machine and space for a fridge-freezer. Fitted breakfast bar with granite work surface, vaulted ceiling with Velux windows. The family/sitting area has a pleasant dual aspect and a fireplace with wood burning stove. The dining room has ample space for a table and chairs and gives access to the utility room, cloakroom and study.

Utility Room

A large utility room with fitted wall cabinets and base units with granite work surfaces over. Inset sink, space for washing machine and tumble dryer.

Sitting Room

A very spacious reception room with wood effect flooring, a window to the front, a sliding door to the garden and a central fireplace with wood burning stove.

Study

A large study/home office with a vaulted ceiling, Velux roof windows and a window to the rear.

Cloakroom

Wash hand basin with vanity unit, low level WC. Marble tiling.

First Floor Landing

A central landing with access to all first floor accommodation.

Master Bedroom

A large double room with Velux roof windows, a built in wardrobe and modern en-suite shower room with marble tiling.

Bedroom Two

A double room with a window to the rear, a fitted wardrobe and an en-suite shower room with marble tiling.

Bedroom Three

A double room with a window to the front and fitted wardrobes.

Bedroom Four

A double room with a window to the front and a built in double wardrobe.

Bedroom Five

A single room with a window to the front.



Family Bathroom

A beautifully fitted modern bathroom with a panelled bath with shower over, a wash hand basin and WC. Attractive marble tiling and a heated towel rail.

Garages and Outbuildings.

To the southern side of the property there is a single garage and store with access to the front and rear. To the other side there is a single garage/workshop with a door to the front. There is also a large store which is accessed from the rear garden and a large workshop with two up and over doors also accessed from the garden.

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, public house, a shop, parish church 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.

Outside

To the front of the property there is a small garden area and two driveways which provide off road parking. To the rear there is a large garden which measures approx 45 ft x 65 ft and is laid to lawn with a paved seating area adjoining the house.



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. Travel through the village and turn right towards Tadmerton where Heath Close will be seen on your left. Number 12 will be found on your right hand side.

Services

All services connected with the exception of gas. Oil fired central heating, oil tank located to the side of the integral garage. EV charging point at front of property. CCTV and alarm system installed.

Local Authority

Cherwell District Council. Tax band D.

Viewing Arrangements

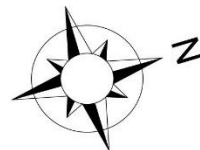
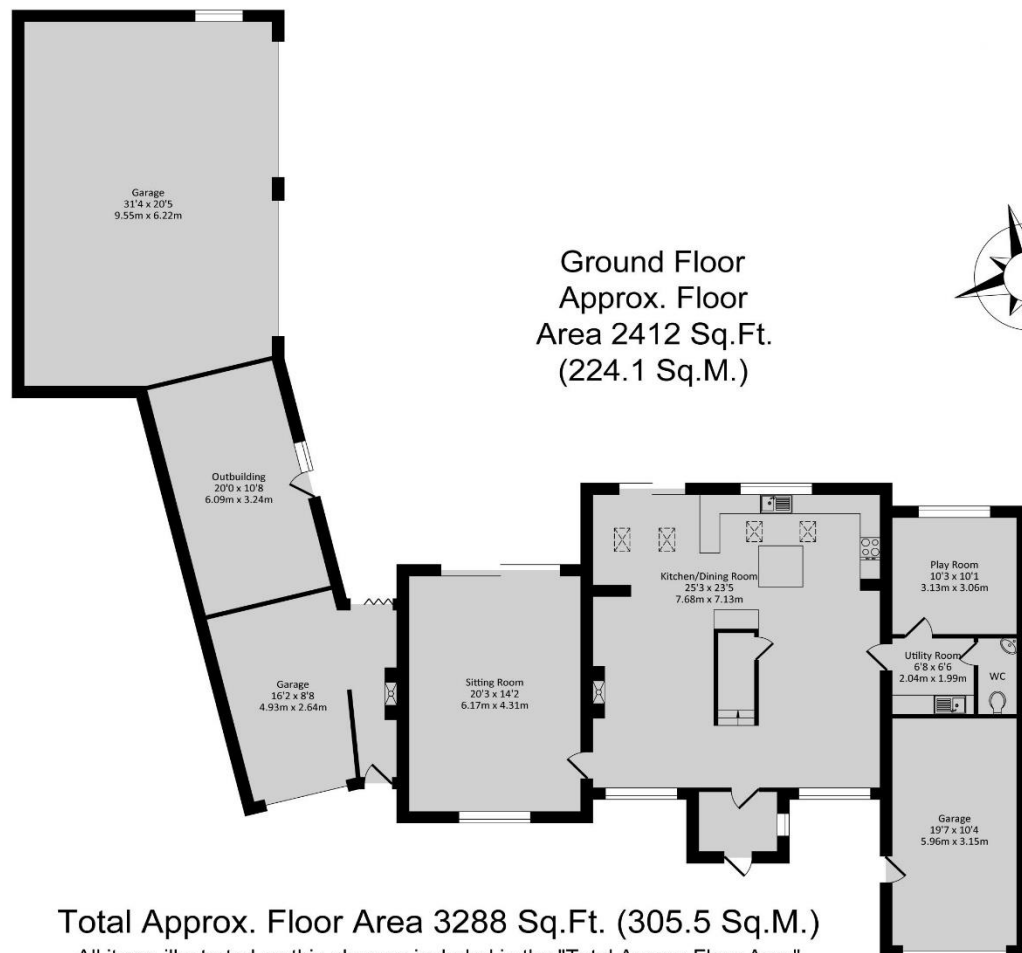
By prior arrangement with Round & Jackson.

Tenure

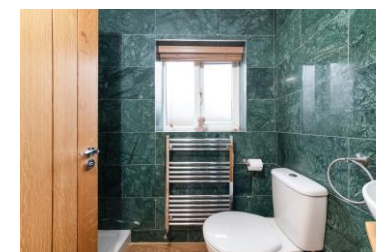
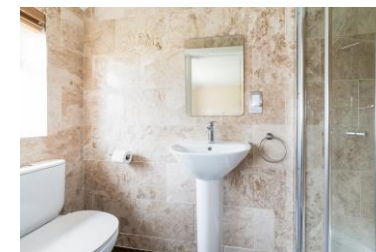
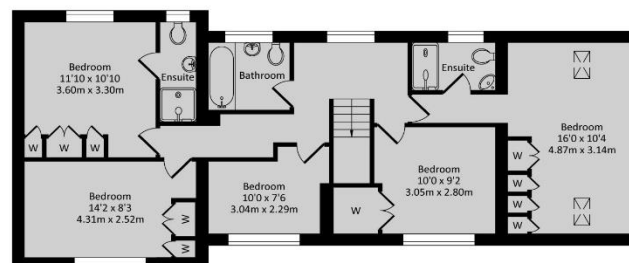
A freehold property.

Asking Price £720,000





First Floor
Approx. Floor
Area 876 Sq.Ft.
(81.4 Sq.M.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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