



Connells

Oak Farm Close
Milcombe Banbury

Oak Farm Close Milcombe Banbury OX15 4GB

for sale offers in excess of
£475,000



Property Description

An impressive EXTENDED four bedroom DETACHED family home at the end of a small cul-de-sac in the desirable and sought after village of Milcombe, close to Bloxham on the edge of the Cotswolds.

Accommodation includes:- Good size entrance hall with access to ground floor rooms and stairs rising to the first floor. The Lounge is located to the left and is dual aspect overlooking the front courtyard and the rear garden. Going right you enter into the 'hub of the house' Kitchen/Dining/Family room with a modern 'Cotswolds Kitchen' with integral appliances and leading to the spacious extension with a vaulted ceiling and tri-folding doors to the rear garden.

To the First floor there are four bedrooms with the main bedroom benefiting from an en-suite and a family bathroom.

Outside there is parking and a garage to the property, the rear garden runs the whole width of the property which is walled with gated rear access.

Entrance Hall

Access to ground floor rooms, stairs rising to the first floor. Two Storage cupboards.

Cloakroom

Suite comprises of a low level wc, wash hand basin, extractor fan and radiator.

Lounge

18' x 10' 11" (5.49m x 3.33m)

A lovely dual aspect lounge with double glazed windows to the front aspect and double glazed windows & patio door to rear garden. Wall mounted radiators.

Kitchen/Dining Room

18' 1" x 11' 2" (5.51m x 3.40m)

A modern refitted Bespoke "Cotswolds Kitchen" with a range of wall and bass mounted units with Quartz worksurfaces over and incorporating a sink unit and tiled surrounds. Integrated appliances and space for an American style fridge/freezer. Door into Utility.

Family Room

15' 10" x 11' 2" (4.83m x 3.40m)

A great vaulted ceiling extensions that open ups the Kitchen Area to a great dining family room with tri-folding doors to the rear garden. Bespoke radiator.

Utility Room

6' 5" x 5' 8" (1.96m x 1.73m)

Base and wall mounted units with sink and plumbing and space for washing machine. Stable door to garden.

First Floor

Landing

Bedroom One

11' 11" x 9' 4" (3.63m x 2.84m)

Double glazed window to the rear aspect, radiator.

En-Suite

Double glazed frosted window to the rear aspect, radiator. A white suite comprises of a shower, wash hand basin and low level wc, extractor fan and radiator.

Bedroom Two

12' 5" x 8' 5" (3.78m x 2.57m)

Double glazed window to the front aspect, radiator.

Bedroom Three

11' 4" x 8' 6" (3.45m x 2.59m)

Double glazed window to the front aspect, radiator.

Bedroom Four

9' 6" x 6' 8" (2.90m x 2.03m)

Double glazed window to the front aspect, radiator.

Bathroom

Double glazed frosted window to the rear aspect, radiator. A white suite comprises of a panelled bath with shower mixer, wash hand basin and low level wc, extractor fan and radiator.

Outside

A walled enclosed rear garden with secluded patio area and door into garage. Mainly laid to lawn. Private off-road parking.

Milcombe

Milcombe is a popular village approximately five miles south west of Banbury and sits between the villages of Hook Norton and Bloxham. The village has a shop, public house and parish church, with a range of traditional ironstone houses and cottages.

Milcombe benefits from excellent schools locally including Warriner School (Bloxham) and Chipping Norton School or for private education, a wealth of opportunities in the area include Sibford School (co-ed), Bloxham School, Tudor Hall Girls, Bloxham (co-ed), and the range of Oxford schools. There are many excellent local primary schools in the area as well as preparatory schools which include St Johns' Priory, Carduus (Overthorpe), Winchester House (Brackley) and Beachborough (Westbury).

The market town of Banbury offers extensive retail, leisure and recreational facilities. The major towns of Oxford, Milton Keynes, Stratford Upon Avon and Leamington Spa are all within a 35 mile radius and provide excellent opportunities for theatre, cinema, concerts and retail therapy.

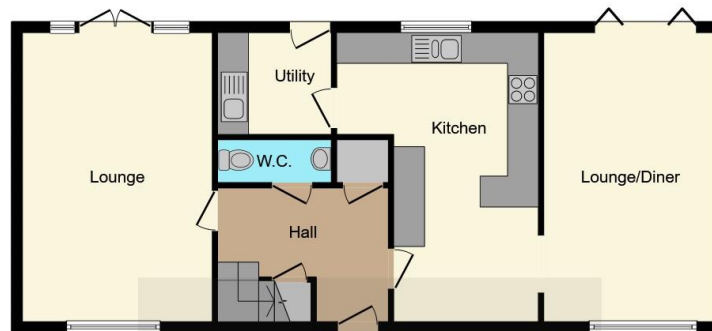
Connection onto the M40 Motorway, for Birmingham (Birmingham Intl Airport approximately 45.4 miles) and the north, or London and the south, at junction 11 approximately 7 miles away. Banbury train station has a regular train service to London (Marylebone) from approximately 56 minutes at peak time.

Sporting activities in the area include golf at Rye Hill (Milcombe), Tadmorton Heath, and Cherwell Edge (Middleton Cheney); horse racing at Stratford-upon-Avon, Warwick and Cheltenham; full indoor sports complex at Banbury; theatres at Oxford, Stratford-upon-Avon, Chipping Norton and Warwick; motor racing at Silverstone.

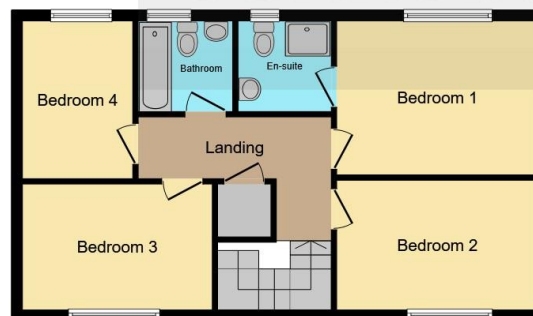








Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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33 Bridge Street
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EPC Rating: Awaited
 Council Tax Band: E

Tenure: Freehold

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