



17 Oak Farm Close, Milcombe
Banbury, Oxon, OX15 4GB



ROUND & JACKSON
ESTATE AGENTS





A spacious and beautifully presented four bedroom house with a landscaped garden and a double car port located on the edge of this sought after village.

The property

17 Oak Farm Close, Milcombe is a well presented family house which is pleasantly located on the edge of this sought after village and adjoining a parkland area. On the ground floor there is a spacious hallway, a sitting room, a cloakroom and an open plan kitchen/dining. On the first floor there is a central landing, a master bedroom with en-suite, three further bedrooms and a family bathroom. To the side of the property there is a low maintenance garden which has recently been landscaped. There is a paved patio adjoining the house which leads on to an artificial lawn and a large decked seating area with bench seating. Beyond this, there is a double carport.

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

Entrance Hallway

A central hall with stairs to the first floor and doors to all ground floor accommodation.

Cloakroom

Wash hand basin and WC.

Sitting Room

A dual aspect reception room with wood effect flooring, a window to the front and a window to the side overlooking the park.

Kitchen/Dining Room

An open plan room with double doors to the garden and space for lounge and dining furniture. The kitchen is fitted with Shaker style wall cabinets and base units and drawers with work surfaces over. Inset sink and draining board, induction hob with extractor over, double oven, fridge-freezer, dishwasher and space for a washing machine.

First Floor Landing

A central landing with doors to all first floor accommodation.

Master Bedroom

A king size double room with a built in wardrobe, a window to the side overlooking the park and an en-suite shower room.

Bedroom Two

A double room with a window to the front.

Bedroom Three

A double room with a window to the front.

Bedroom Four

A good sized room with a window to the side.

Family Bathroom

Modern suite comprising a panelled bath with mixer taps and shower attachment, a wash hand basin and WC.

Outside

To the side of the property there is a low maintenance garden which has recently been landscaped. There is a paved patio adjoining the house which leads on to an artificial lawn and a large decked seating area with bench seating. There is an attractive stone wall and gated access to the front and rear.



Carport

A double carport located to the rear with additional parking in front.

Situation

Milcombe lies approx 1.5 miles from Bloxham, approx 5 miles away from Banbury, 8 Miles from Chipping Norton and just 6 miles from Soho Farmhouse. 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 and dental surgery. Primary schooling and a wide range of amenities are also available in the nearby village of Hook Norton.

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 through the village and continue straight ahead towards Rye Hill and then continue past the turn for Oak Farm Drive where number 17 will be found as the last house on the right.



Services

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

Local Authority

Cherwell District Council. Tax band D.

Viewing Arrangements

By prior arrangement with Round & Jackson.

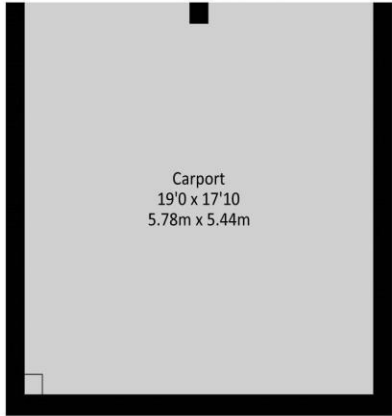
Tenure

A freehold house. The car ports are leased on a permanent basis without payment.

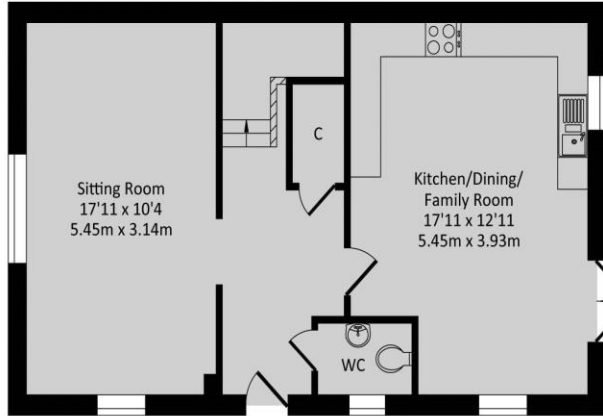
Asking Price - £440,000



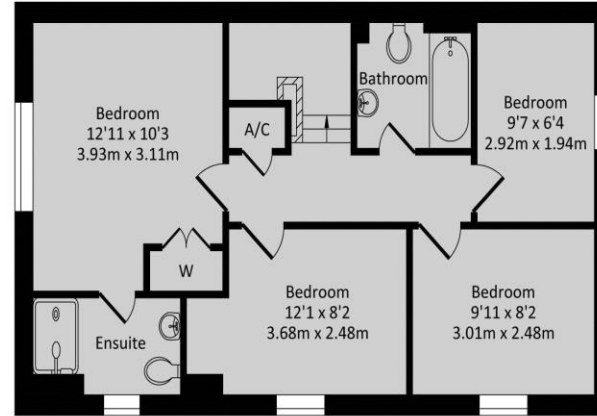
Carport
Approx. Floor
Area 338 Sq.Ft.
(31.40 Sq.M.)



Ground Floor
Approx. Floor
Area 545 Sq.Ft.
(50.60 Sq.M.)



First Floor
Approx. Floor
Area 545 Sq.Ft.
(50.60 Sq.M.)



Total Approx. Floor Area 1428 Sq.Ft. (132.60 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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