



6 Barlow Close, Milcombe
Banbury, Oxfordshire, OX15 4SB



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented three bedroom house with a large garden to the front and side backing onto open countryside with far reaching views.

The property

6 Barlow Close, Milcombe is a beautifully presented three bedroom end of terrace house which is pleasantly located in a tucked away position on the edge of this sought after village. The property has a large garden to the side and rear which is beautifully landscaped and backs on to open countryside. On the ground floor there is an entrance hallway, a fitted modern kitchen, a spacious sitting/dining room and a large conservatory with double doors to the garden. On the first floor there is a central landing with built in storage, two double bedrooms, a single bedroom and a recently re-fitted family bathroom. There is also a single garage which is located in the parking area in front of the terrace. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Main entrance door to the front, wood flooring and doors to the kitchen and sitting/dining room.

Kitchen

Fitted with modern eye level cabinets and base units and drawers with work surfaces over and an inset sink and draining board. There is space for a cooker with an extractor over, space for a fridge and freezer. Wood flooring and a window to the front.

Sitting/Dining Room

A spacious reception room with stairs to the first floor, a window to the side and a door to the conservatory.

Conservatory

A large conservatory with ample space for a table and chairs and lounge furniture. Double doors to the garden.

First Floor Landing

A central landing with a hatch to the loft space, an airing cupboard and large storage cupboard.

Bedroom One

A double room with a wood effect feature wall and a window to the rear.

Bedroom Two

A double bedroom with a window to the front and a built in cupboard.

Bedroom Three

A single room with a window to the front.

Family Bathroom

Recently re-fitted with a modern white suite comprising a panelled bath with a shower over, a wash hand basin with a vanity unit and a W.C. Attractive modern tiling and a window to the rear.

Outside

To the front of the property there is a lawned garden with a pathway to the front door. To the rear and side there is a large private garden which is beautifully landscaped and backs on to open countryside. There is a paved patio adjoining the house, a large lawn, well stocked flower and plant borders, established trees and hedging. Timber shed and side gate.



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.

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 then turn right into Church Lane then turn left into Barlow Close.



Services

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

Local Authority

Cherwell District Council. Tax band D.

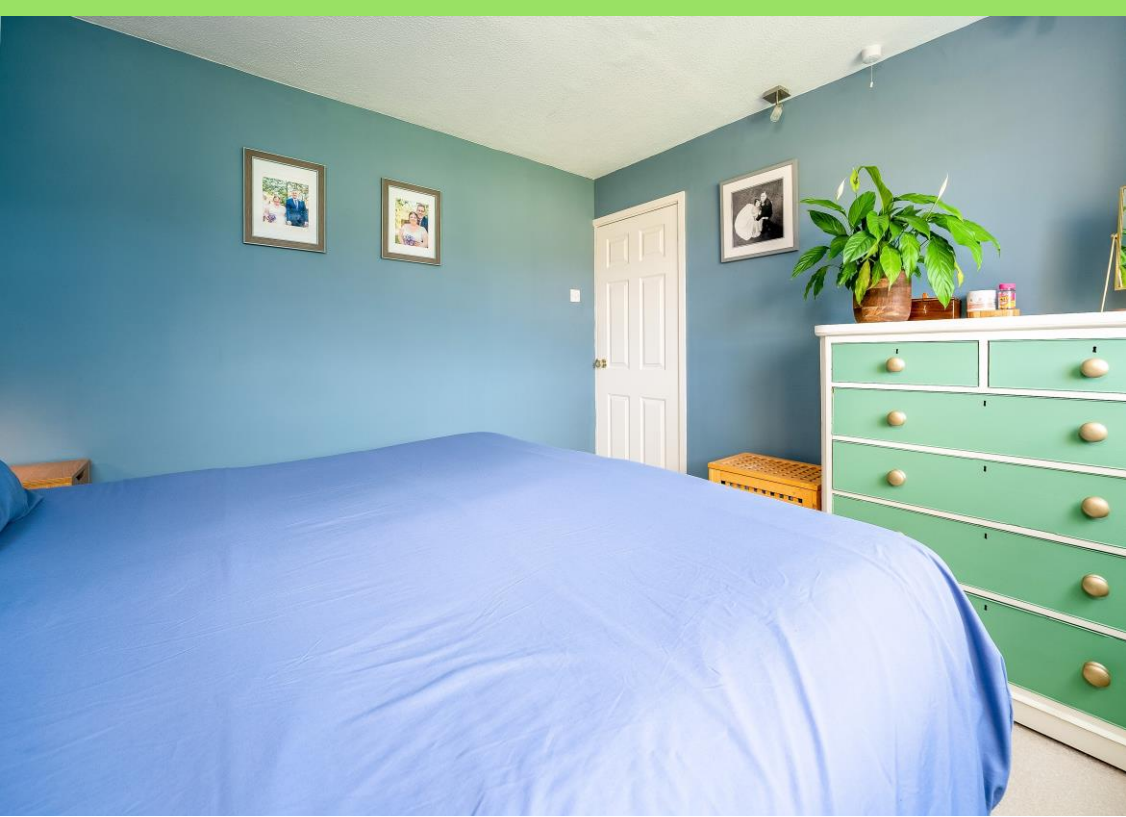
Viewings Arrangements

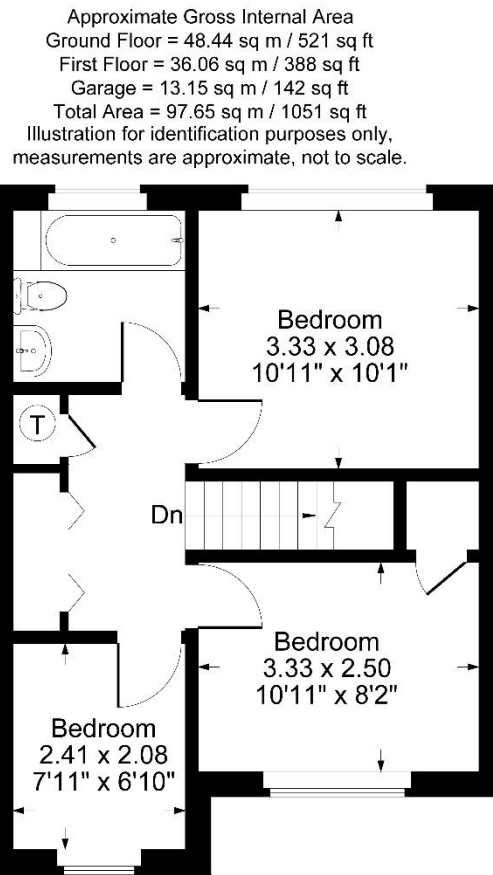
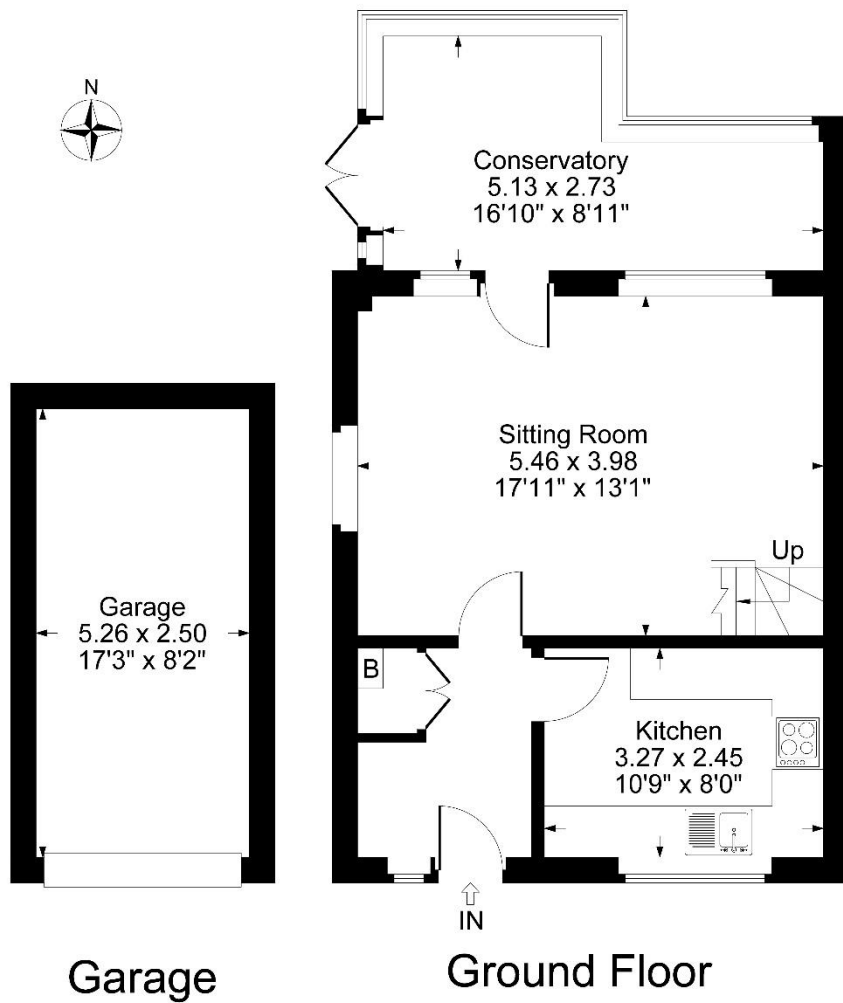
By prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price - £349,950





Approximate Gross Internal Area
 Ground Floor = 48.44 sq m / 521 sq ft
 First Floor = 36.06 sq m / 388 sq ft
 Garage = 13.15 sq m / 142 sq ft
 Total Area = 97.65 sq m / 1051 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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