



4 Church Lane  
Milcombe, OX15 4SA



ROUND & JACKSON  
ESTATE AGENTS









A well presented three-bedroom, stone-built terraced house with a garage and a pretty rear garden. Pleasant outlook to the front and no onward chain.

#### The property

4 Church Lane, Milcombe is a well presented, three-bedroom stone-built terraced house with a pleasant rear garden and there is a single garage within a block to the rear of the property. There is a pleasant outlook to the front over grassland and the property is located on a quiet road within the village. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a hallway, shower room with W.C, kitchen and a large sitting room. On the first floor there is a landing, three bedrooms and a family bathroom. Outside to the rear there is a pleasant lawned garden with a patio and gated access into the communal parking area to the rear. To the front there is a further lawned garden with steps leading to the front door. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

#### Entrance Hallway

A spacious hallway with doors leading to all the ground floor rooms and there is newly replaced wood effect flooring fitted throughout.

#### Kitchen

A bright and airy kitchen which is fitted with a range of beech coloured cabinets with wooden worktops over and tiled splash backs. There is an integrated electric oven, a four ring electric hob along with space and plumbing for a washing machine. There is an inset sink with drainer and a window overlooking grassland to the front.

#### Shower Room and W.C

Fitted white suite including a toilet and hand-basin. There is a fitted shower head, tiled flooring and walls, and there is a window to the front aspect.

#### Sitting Room

A spacious sitting room with a window and door leading into the rear garden. Stairs rising to the first floor and the room offers plenty of space for furniture, including space for a table and chairs.

#### First Floor Landing

Doors to all the first floor rooms and ample space to create a large storage cupboard. Further built-in cupboard housing the hot water tank.

#### Bedroom One

A large double bedroom with a window to the rear aspect.



#### Bedroom Two

A double bedroom with a window to the front aspect which offers pleasant countryside views. There is a built-in storage cupboard.

#### Bedroom Three

A single bedroom with a window to front aspect which offers pleasant countryside views.

#### Family Bathroom

Fitted with a white suite comprising of a corner bath, toilet and hand basin and there is also a fitted shower. Tiled splash backs, tiled flooring and there is a window to the rear aspect.

#### Garage

A single garage with an up-and-over door. The garage is located in the left hand block to the rear of the property. It is the second garage on the left.

#### Outside

To the rear there is a lawned garden with established shrubs and bushes and there is a paved patio and pathway leading to gated access at the foot of the garden. Gated access leads to a communal parking area and the garage block. To the front of the property there is a further lawned garden with a low retaining wall and there is a pathway to the front door.



#### 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 where the property will be found on your left hand side.

#### Services

All services connected with the exception of gas. Economy seven electric storage heaters.

#### Local Authority

Cherwell District Council. Tax band C.

#### Viewings

By prior arrangement with Round & Jackson.

#### Tenure

A freehold property.

Asking Price: £280,000









**Ground Floor Approx Area = 37.55 sq m / 404 sq ft**

**First Floor Approx Area = 37.55 sq m / 404 sq ft**

**Garage Approx Area = 13.77 sq m / 148 sq ft**

**Total Area = 88.87 sq m / 956 sq ft**

Measurements are approximate, not to scale,  
illustration is for identification purposes only.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 58 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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