



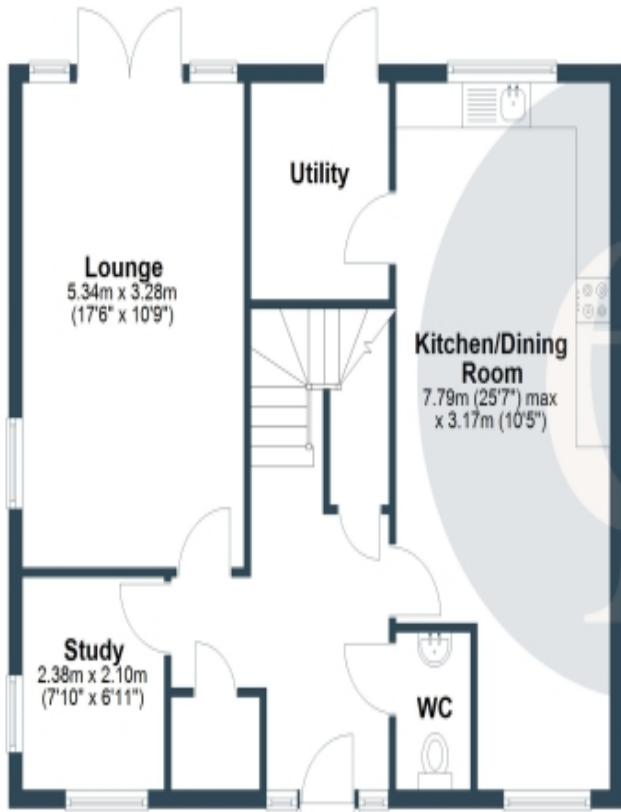
Oak Farm Drive, Milcombe, Banbury, OX15 4GA

Fixed Price £460,000



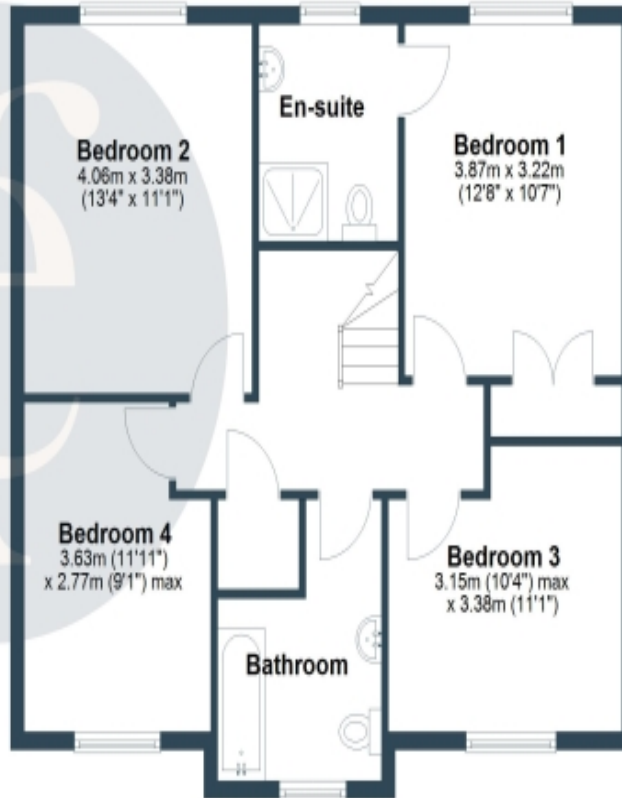
Ground Floor

Approx. 67.9 sq. metres (730.4 sq. feet)



First Floor

Approx. 70.3 sq. metres (756.8 sq. feet)



Total area: approx. 138.2 sq. metres (1487.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A fantastic opportunity to purchase a handsome double fronted detached stone-built family home positioned within a quiet cul-de-sac, just 5 miles South-West of Banbury town. How lovely to step into a generously proportioned home with over 1500sq ft on offer for you to enjoy 7 days a week!

Nestled in the heart of Milcombe a picturesque village with a strong community feel, a local pub, and easy access to nearby Banbury for a wider range of shops, schools, and transport links, including the M40 and mainline train services to London and Birmingham.

As soon as you arrive at the property, the kerb appeal is eye-catching, and visually, it is an imposing, stylish executive home, positioned proudly within the cul-de-sac. Built in 2022, the property boasts the remainder of the NHBC for further peace of mind for the new lucky owner. It should also be noted that the heating is provided via a heat source pump, looking after the pennies, and being more friendly to the environment.

The accommodation offers light and airy rooms with many of them boasting a dual aspect with neutral décor throughout. This is a true turnkey home.

What we love about number 21 is the large plot, which is more rare with a modern home, but this is not the case here! Sold with no onward chain, every box is ticked!

Once you arrive on the two-car driveway, you can park up and enter the attractive, welcoming hallway, offering two cloak cupboards to pop your coat and shoes. The first of the three W.C's is located off the hallway, ideal for guests to use on arrival.

To the left-hand side is the useful, versatile second reception room, ideal as a WFH study space, or even a playroom for all the children's toys!

The sitting room is positioned on the alternate side of the hallway with a dual aspect and French doors opening onto the enclosed garden. This is a well-proportioned space ideal for a relaxing evening in front of a box set!

The hub of the home is the family breakfast kitchen, enjoying views over the garden and direct access via French doors to the patio dining spot. The kitchen enjoys a range of wall and base units with an integrated hob, oven, and dishwasher. This offers ample space for dining, relaxing, and cooking with friends and the family. For added convenience is a utility room with space for a washing machine and a large American-style fridge freezer.

Upstairs are four double bedrooms, the master bedroom with an en-suite shower room. Completing the first floor is the family bathroom with a shower over.

The rear garden is enclosed by fencing and is mainly laid to lawn with a patio area ideal for a BBQ in the sunny weather. Gated side access leads to the driveway offering parking for two cars.

Viewing is an absolute must.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

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Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

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