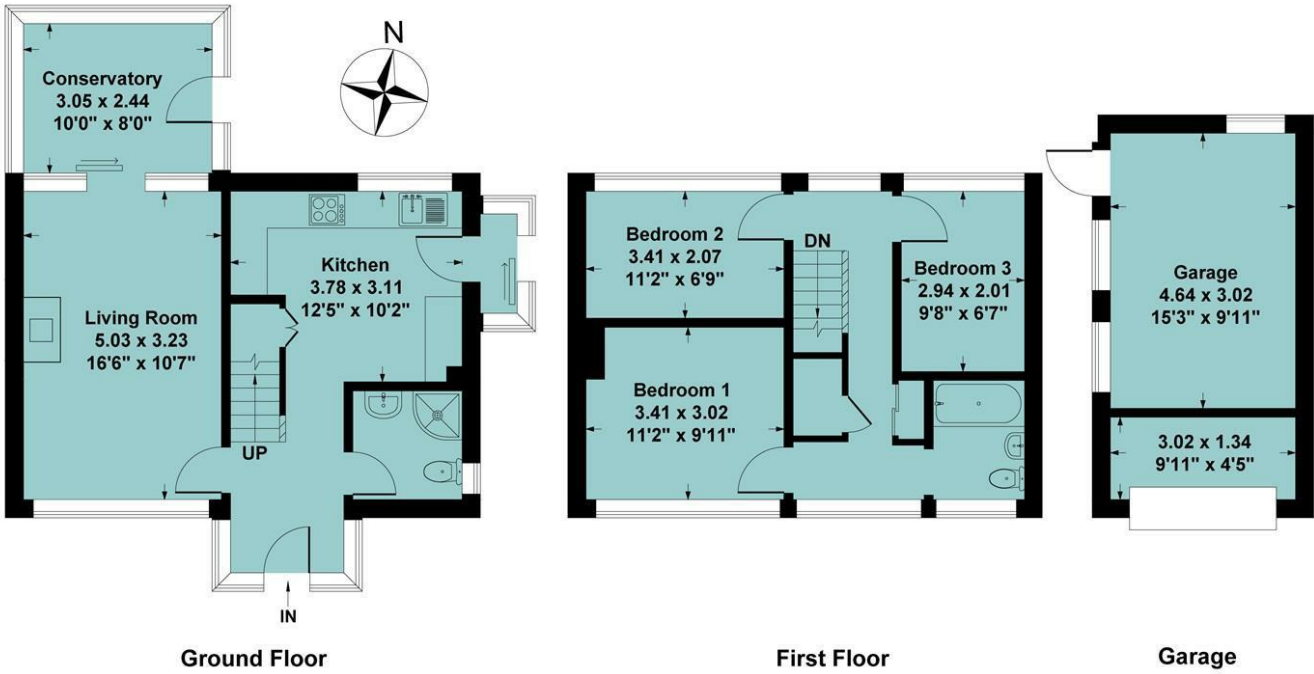


Agents Note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

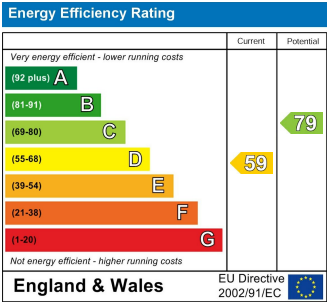
Referral fees

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



Ground Floor Approx Area = 48.13 sq m / 518 sq ft
First Floor Approx Area = 36.01sq m / 388 sq ft
Garage Approx Area = 18.06 sq m / 194 sq ft
Total Area = 102.20 sq m / 1100 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.
www.focuspointhomes.co.uk



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31-32 High Street, Banbury, Oxfordshire OX16 5ER



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



23 Newcombe Close
Milcombe



23 Newcombe Close, Milcombe,
Oxfordshire, OX15 4RN

Approximate distances
Banbury 5 miles
Chipping Norton 8 miles
Stow-on-the-Wold 16 miles
Shipston on Stour 12 miles
Junction 11 (M40 motorway) 7 miles
Banbury railway station 6 miles

A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE OCCUPYING A LARGE PLOT WITH GENEROUS GARDENS TO FRONT AND REAR.

Porch, hall, ground floor shower room/WC, sitting room with log burner, garden room/dining room, kitchen, three bedrooms, first floor bathroom, driveway, parking, garage, approx 82 ft rear garden. Energy rating D.

£310,000 FREEHOLD



Directions

From Banbury proceed in a southwesterly direction toward Chipping Norton (A361). Travel through Bloxham and continue along the A361 and after approximately 1/4 mile turn right where signposted to Milcombe and Hook Norton. Travel into the village and after a short distance turn left into New Road and having passed the shop on the left hand side turn left into Newcombe Close and as the road splits bear left and the property will be found on the left and can be recognised by our "For Sale" board.

Situation

MILCOMBE lies approx. 5 miles South West of Banbury. Within the village there is a public house, parish church, local store and post office. The larger village of BLOXHAM lies approximately 1½ miles away. It is well served with amenities including shops, delicatessen, public houses/restaurants, Bloxham Fish Bar takeaway, parish church, primary school, independent comprehensive secondary school, post office, bus service, doctor's surgery and two pharmacies.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

- * A spacious well presented brick built semi-detached house believed to date back to the 1960's.
- * Occupying a generous plot which provides off road parking to front, garage and a large rear garden.
- * Attractive vinyl wood effect flooring on the ground floor.
- * Ground floor shower room/WC with a white suite and Travertine floor tiling, heated towel rail and window.
- * Sitting room with free standing wood burning stove, large window to front, sliding double glazed patio doors opening to the garden room/dining room which has doors and windows to the rear garden and ceramic tiled floor.
- * Kitchen with a range of units, space for fridge/freezer, plumbing for washing machine and dishwasher, door to understairs cupboard, door to side porch, window to rear overlooking the rear garden.
- * Main double bedroom with large window to front.
- * Second and third bedrooms with windows to the rear overlooking the garden.
- * First floor bathroom fitted with a white suite comprising P shaped bath, wash hand basin, WC, ceramic tiled floor, heated towel rail and window.
- * Oil central heating via radiators and recently installed uPVC double glazing with matching cladding to the front elevation.

* Driveway providing off road parking leading to the detached single garage which has light and power connected, windows, storage area to front partitioned separately from a workshop/garage to rear with personal door to the garden.

* Approx 82 ft rear garden comprising lawns, borders, fruit trees, small pond, greenhouse, log store and oil tank.

* Planning permission was granted on 10/10/2025 for a single storey rear kitchen/diner extension.
<https://planningregister.cherwell.gov.uk/>
Reference number 25/02206/F

Services

All main services are connected with the exception of gas. The grant oil fired boiler is located externally to the side of the house.

Local Authority

Cherwell District Council. Council tax band B.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy Rating : D

A copy of the full Energy Performance Certificate is available on request.

Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.