



1 New Road

Milcombe, Oxfordshire, OX15 4RJ



ROUND & JACKSON
ESTATE AGENTS





An extended three bedroom village home with off road parking, gardens to the side and rear and countryside views to the front.

The property

The ground floor comprises an inviting entrance hallway, a cloakroom/WC, and a superb open-plan kitchen/dining/sitting room. This impressive space is flooded with natural light and features double doors opening onto the rear garden, making it ideal for both everyday family living and entertaining. The layout is highly versatile and can be arranged to suit a variety of lifestyles. On the first floor there is a central landing, three good sized bedrooms and a family bathroom which is fitted with a modern suite. To the front of the property there is gravelled driveway which provides off road parking. To the side there is an area of garden which houses a large shed and to the rear there is a low maintenance garden. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Stairs rising to the first floor door into Cloak room/Utility room and Lounge.

Cloakroom/Utility Room

Double glazed window to the side aspect. Comprises of a vanity wash hand basin and low level WC. Plumbing and space for washing machine and storage.

Sitting Area

Double glazed window to the front aspect. Open plan into the Kitchen/Dining room. Multi fuel burner and radiator.

Kitchen/Dining Area

Double glazed windows to the rear and side aspect, as well as two doors to the outside space and an additional orangery making this a light and airy area. A bespoke fitted kitchen with a range of wall cabinets, base units and drawers with worksurfaces over incorporating a sink unit with splashbacks. The area is completed by a central Island. Integral appliances and space for dining table.

First Floor Landing

Doors to all first floor accommodation and a hatch to the loft space.

Bedroom One

A double room with a double glazed window to the rear aspect.

Bedroom Two

A double room with a double glazed window to the rear aspect and a built in wardrobe.

Bedroom Three

A good sized single room with a doubled glazed window to the front aspect and a single cupboard/wardrobe.



Bathroom

Fitted with a modern white suite comprising a panelled bath with a shower over, a wash hand basin and a low level WC. Tiled splash backs and two double glazed windows to the side aspect.

Outside

To the front of the property there is a driveway with parking for two cars. To the side there is a useful area which houses a large shed and to the rear there is a landscaped garden which is pleasantly landscaped.



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, a post office, co-op store, 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 take the left turn into New Road where the property will be found immediately on the left.



Services

All services connected with the exception of gas. Electric heaters.

Local Authority

Cherwell District Council. Tax band C.

Viewings

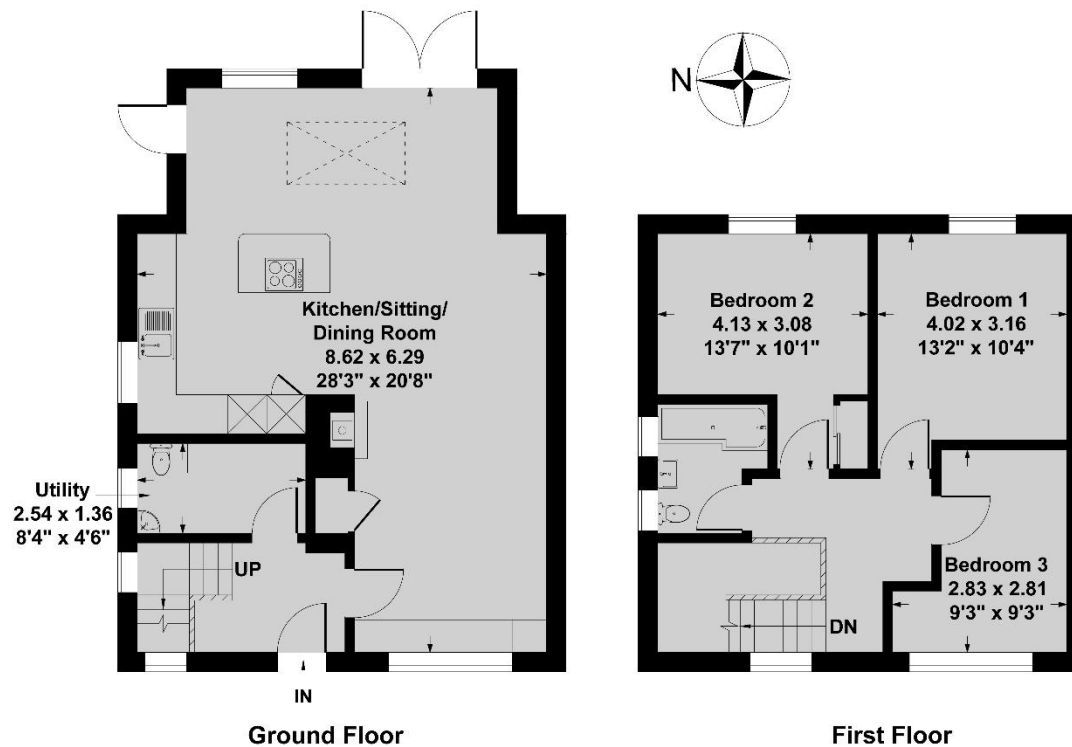
By prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £340,000





Ground Floor Approx Area = 51.14 sq m / 550 sq ft
First Floor Approx Area = 40.44 sq m / 435 sq ft
Total Area = 91.58 sq m / 985 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		
69-80	C		80 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

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