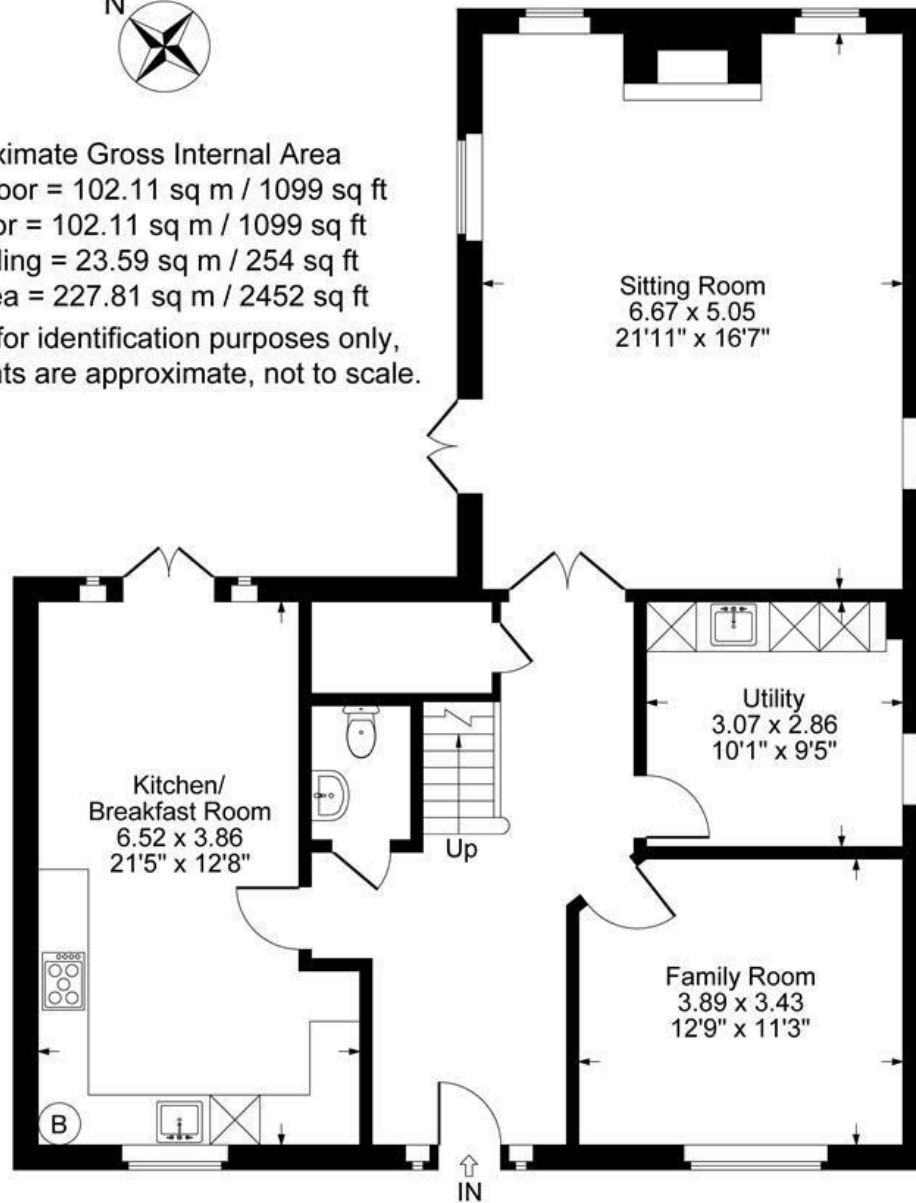


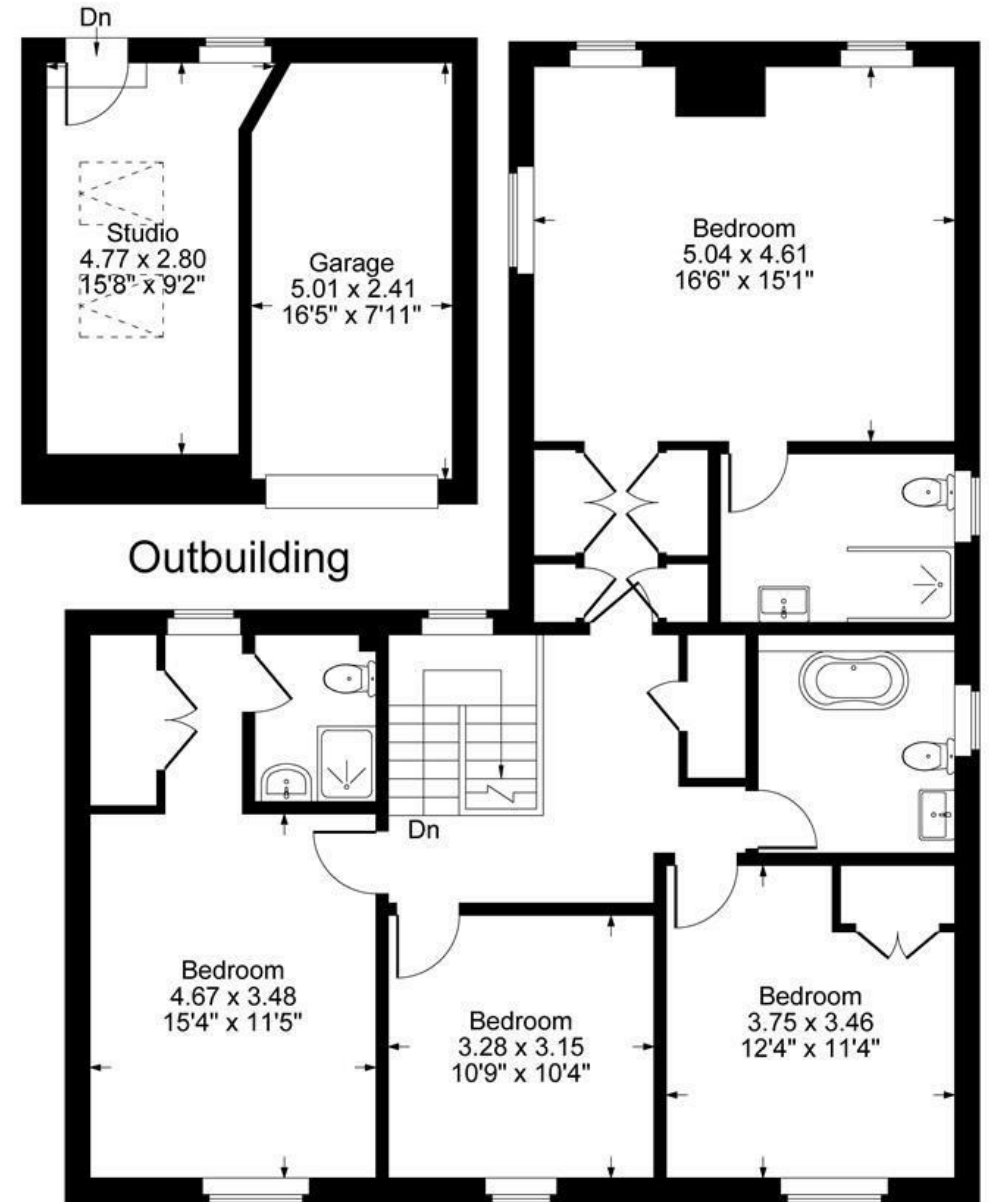




Approximate Gross Internal Area  
Ground Floor = 102.11 sq m / 1099 sq ft  
First Floor = 102.11 sq m / 1099 sq ft  
Outbuilding = 23.59 sq m / 254 sq ft  
Total Area = 227.81 sq m / 2452 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



Ground Floor



First Floor

## **The Property**

Situated within Wychwood Close, Milton House is a substantial detached family home, built in 2007 and offering over 2,000 sqft of well-balanced accommodation. Thoughtfully designed with modern family living in mind, the house combines generous reception space, four double bedrooms and three bathrooms with front and rear gardens, off-street parking and a home office.

A landscaped front garden leads to a welcoming entrance hall with attractive wood flooring, creating an immediate sense of space and quality that continues throughout the house. The impressive double aspect kitchen/dining room offers clearly defined cooking and dining areas while remaining wonderfully sociable. The kitchen is fitted with a cooker, Belfast sink and space for a dishwasher and fridge freezer, while the dining area comfortably accommodates a large table for family meals and entertaining. French doors open directly onto the rear patio, extending the space outdoors during the warmer months.

Across the entrance hall, a spacious utility room provides plumbing for a washing machine, space for a tumble dryer and an additional under-counter appliance, together with fitted wall cupboards and practical drying space. A cloakroom with WC and wash hand basin is also located off the hall.

A particular feature of the ground floor is the superb sitting room, a large living space with excellent proportions for family life. The room enjoys a triple aspect, creating a bright and airy feel throughout the day, and is centred around a log-burning stove. French doors open directly onto the rear patio, providing a natural connection to the garden. To the front of the house is a versatile second reception room, ideal as a study, snug or television room.

The first floor is arranged around a spacious landing with an airing cupboard and provides four generous double bedrooms. The principal bedroom enjoys fitted wardrobes and an en-suite shower room with underfloor heating, a walk-in shower, WC and wash hand basin. A second double bedroom also benefits from fitted wardrobes and its own en-suite shower room, making it an ideal guest suite. Two further double bedrooms are served by a well-appointed family bathroom featuring a roll-top bath, vanity unit with wash hand basin, WC and underfloor heating.

The rear garden offers an excellent outdoor space for both entertaining and family life. A generous patio, accessed directly from both the sitting room and kitchen/dining room, provides an ideal setting for outdoor dining, while the lawn is complemented by planted borders, mature trees and a gravelled seating area. Gated access on both sides of the property leads to the front.

A particular feature of Milton House is the landscaped front garden, designed to create a quiet and sun-filled seating and dining area.

The former double garage has been partially converted to create a studio or home office.

Built to commercial-grade specification, it benefits from soundproofing, power, lighting, electric heating, fire safety measures and two Velux windows providing natural light. The remaining section continues to provide a single garage, complemented by two off-street parking spaces and an EV charging point.

Viewing is highly recommended to appreciate the space, flexibility and quality of accommodation that Milton House has to offer.

## **Situation**

Charlbury is an ancient market town well situated in the Oxfordshire Cotswolds. It has become increasingly popular in recent years with those seeking the benefits of a country lifestyle yet requiring easy access to London, Oxford, and other major centres. The town retains a mainline railway station (Oxford approx. 20 minutes, London Paddington approx. 70 minutes) and enjoys the majority of useful amenities, shops, professional and medical services. Charlbury has several pre-school nurseries and an excellent primary school. The entire town is designated as a Conservation Area and is located within the Cotswolds Area of Outstanding Natural Beauty. Oxford is 17 miles and the towns of Chipping Norton and Witney are 7 miles distance by road.









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