

# MILLER WAY

ADDERBURY, BANBURY

# Miller Way

Adderbury, Banbury

This impressive detached property combines contemporary design, luxury finishes, and eco-friendly features within an exclusive development. At its heart is a spectacular open-plan kitchen/family/breakfast room with premium Siemens appliances, including four multi-functional ovens, full-height fridge and freezer, Grohe multi-functional tap, and generous work surfaces. Full-width bi-fold doors open to the landscaped garden, perfect for indoor-outdoor living. Additional spaces include a formal sitting room, dining room, sound-insulated study, and utility room. Upstairs, the principal bedroom offers a dressing area and stunning ensuite with freestanding bath and walk-in shower. A second ensuite bedroom plus three further bedrooms and a stylish family bathroom complete the accommodation. Energy-efficient features include underfloor heating, an Air Source Heat Pump, photovoltaic solar panels, and EV charging point. A three-car garage provides ample parking and storage. This home blends luxury, practicality, and sustainability for modern family life.

## GUIDE PRICE

**£1,100,000**



5



4



3

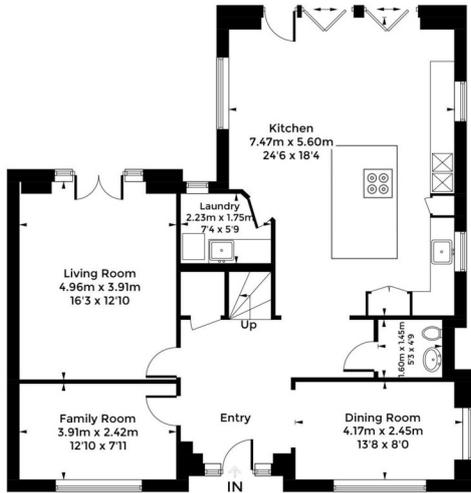


Triple Garage

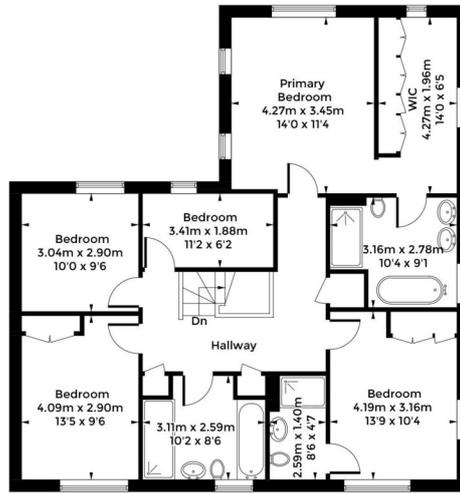




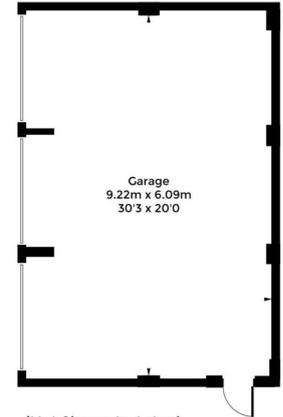
Approximate Gross Internal Area = 204.6 sq m / 2202 sq ft  
 Garage = 56.1 sq m / 604 sq ft  
 Total = 260.7 sq m / 2806 sq ft



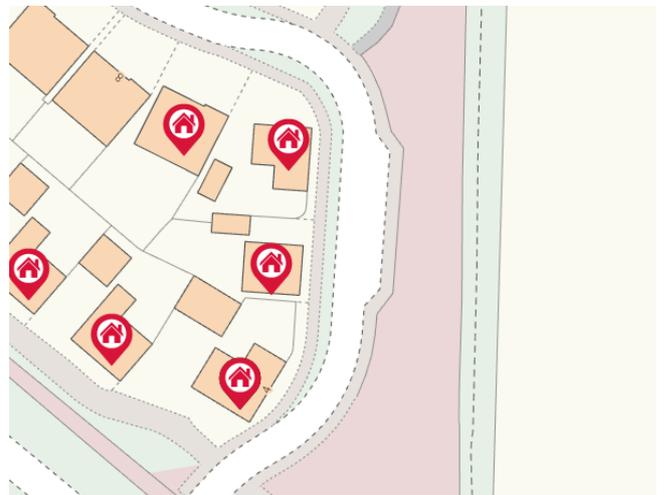
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



**Council Tax:**  
Ask agent

**Parking:**  
Ample Driveway Parking

**Local Authority:**  
Cherwell District Council

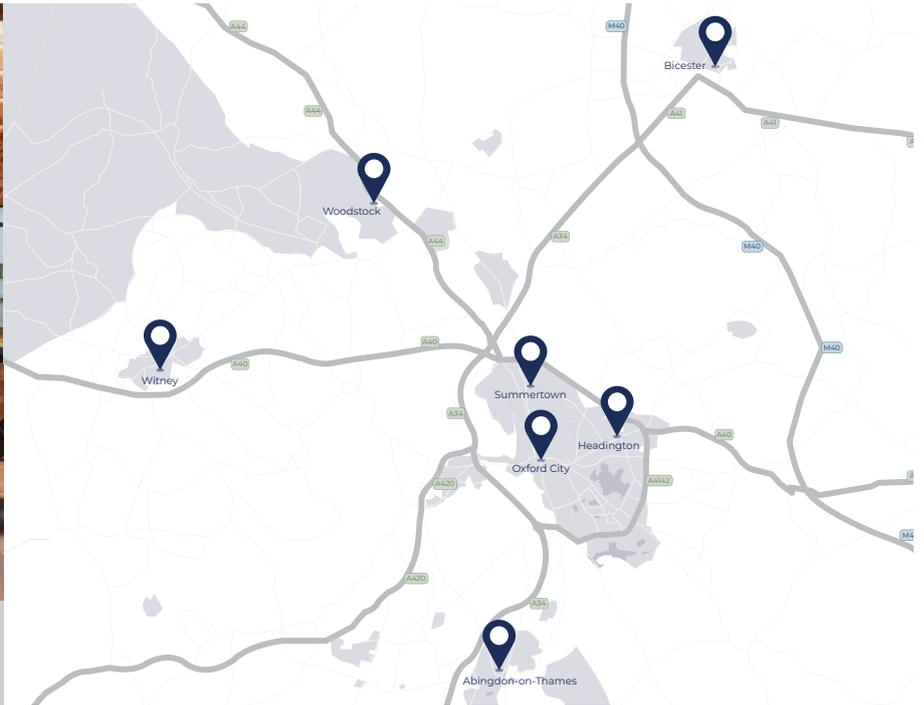
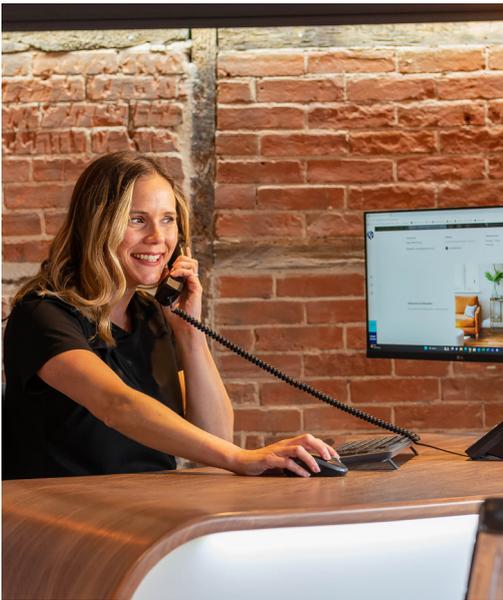
Score	Energy rating	Current	Potential
92+	A	94 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# “ LOCATION COMMENT

*Adderbury offers a wide range of amenities including a village shop, coffee shop, hairdressers, public library, and a choice of public houses. Schooling for the primary age group is available in the village and secondary schooling is available at the Warriner School, which is in the nearby village of Bloxham (3 miles). There are 14 private schools within a 15-mile radius of Adderbury, these schools include Bloxham, Sibford, Winchester House, Beachborough and many more.*



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OX26 6AG

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