



Grandy Crescent, Milton, OX13 6GL

Guide Price £725,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Recently built by Redrow Homes to their highly distinctive bay fronted 'Marlborough' design, being the centrepiece of their Heritage architecturally inspired range of homes, incorporating traditional, lifestyle and contemporary elements, which individually and collectively contribute to creating lovely wide open street scenes, and conveying an overall sense of well-being that is becoming increasingly difficult to replicate.

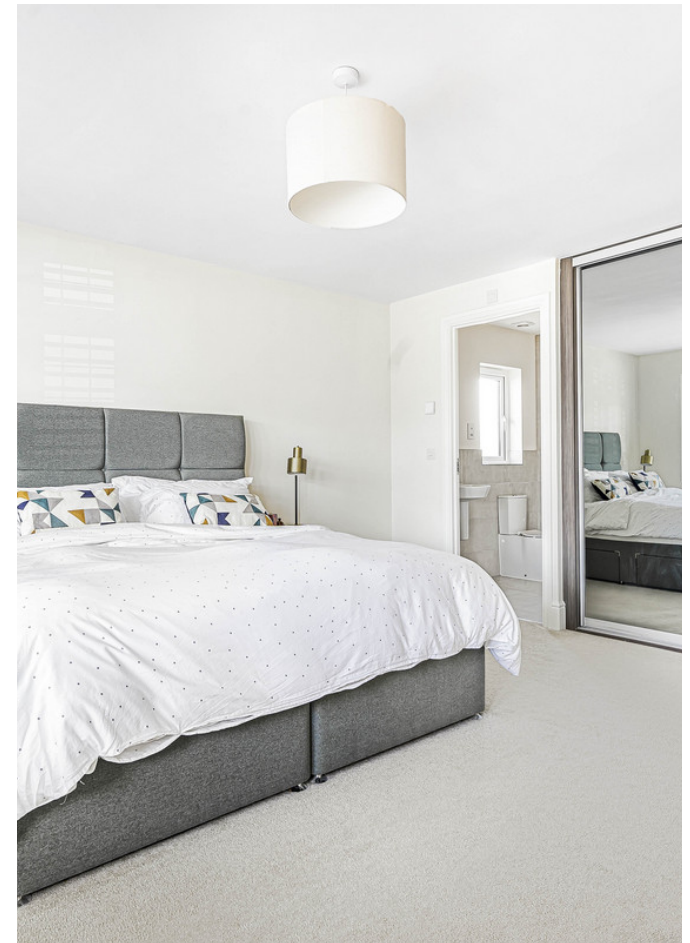
The generously proportioned. Thoughtfully arranged, light and airy accommodation is complimented by higher than average ceilings to convey an extra sense of grandeur, and the introduction of an extensive range of non-standard extras, to create a more personalised/bespoke home of distinction.

The welcoming hall conveys an immediate sense of arrival, with noteworthy features including stylish skirting boards and architraves, panelled interior doors commensurate with the heightened ceilings and door thresholds, extensive range of Shaker style kitchen wall and base units with shaker style high quality work surfaces and upstands, excellent range of Siemens integrated appliances, Porcelanosa tiles to all wet rooms, white sanitary ware with chrome furnishings and complimentary wall tiles, and so much more.



Two separate reception rooms, 22' 1" kitchen/dining/family room with double doors to rear garden, separate utility and cloakroom make up the ground floor. Master bedroom with en-suite and range of floor to ceiling fitted wardrobes, 2nd bedroom with en-suite and fitted wardrobes, 3 further bedrooms, one of which would provide for a sizeable study.

Comfortable two car off road parking and double garage. Extensive lawned rear garden.



Key Features

- No onward chain
- Handsome five bedroom detached house.
- Three bathrooms.
- Kitchen/diner.
- Snug/family room.
- Double garage.



The Location

Forming part of Redrow Homes Blaise Park development, featuring wide tree lined roads and landscaped greenspaces, located in a gently undulated semi-rural environment a short distance to the north of Milton Village, and easily accessible to the larger villages Steventon and Harwell, both catering extremely well for their local and neighbouring communities.

Equally accessible are major centres of employment, including Milton Business Park and the Harwell science campus.

There is quick and easy access onto the nearby A34 connecting northbound via Abingdon on Thames (6 miles), on to Oxford (12 miles) and the M40, southbound to the M4.

Didcot parkway is within 3 miles and provides a regular mainline connection to London Paddington in as little as 36 minutes.

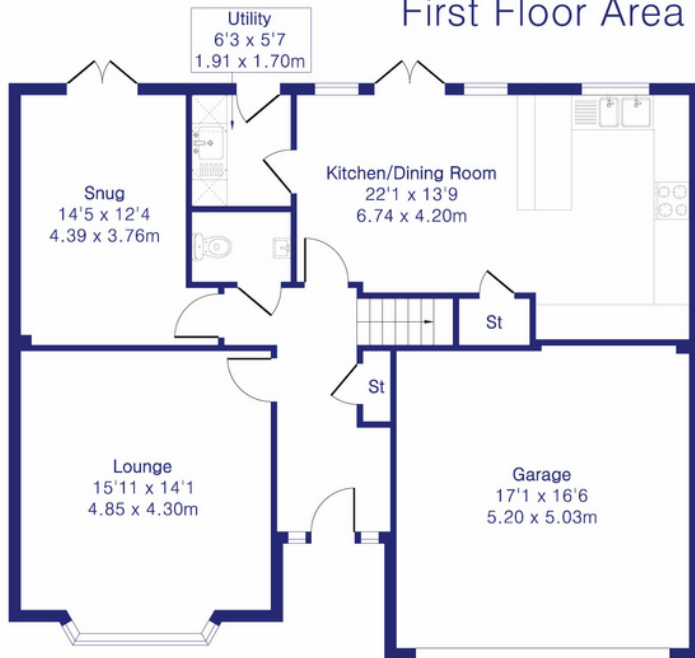
- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Double garage & two car off road parking
- Broadband Coverage: Standard and Ultrafast broadband speed is available at this property along with coverage from O2, Vodafone
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: None known.



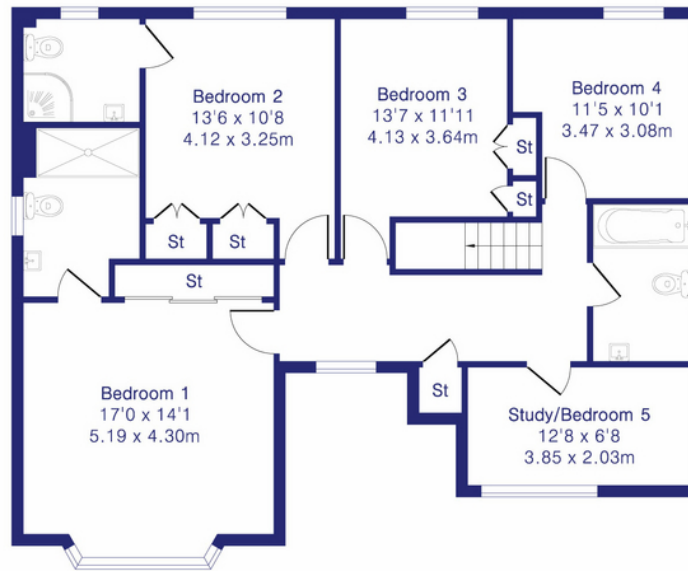
Approximate Gross Internal Area 2077 sq ft - 193 sq m

Ground Floor Area 1107 sq ft – 103 sq m

First Floor Area 970 sq ft – 90 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Abingdon Office

51 Stert Street, Abingdon
Oxfordshire, OX14 3JF

T 01235 538000

E abingdon@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

