



Milbank Way, Steventon, OX13 6FL

Guide Price £775,000 Freehold

THOMAS  
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SALES LETTINGS



## The Property

A beautifully presented four double bedroom, double bay-fronted detached home built in 2015, ideally positioned beside an attractive communal green. Offering spacious and versatile accommodation throughout, this energy-efficient property benefits from solar panels, EV charging and a Tesla Powerwall system.

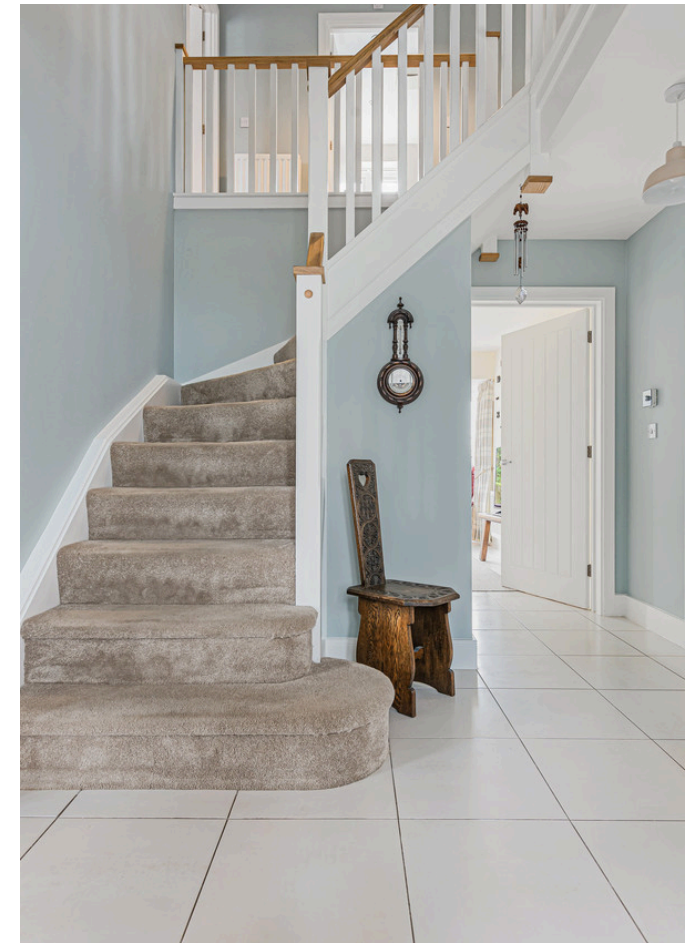
The ground floor features a spacious tiled entrance hall, bay-fronted study, bay-fronted dining room, and a generous dual-aspect lounge with an additional bay window and patio doors opening onto the garden. To the rear is a superb open-plan kitchen/dining/family room with continued tiled flooring and further patio doors leading outside.

The established rear garden enjoys a high degree of privacy and includes a thoughtfully positioned composite decking area, ideal for entertaining and outdoor dining.

Upstairs, a sweeping landing with vaulted ceiling leads to four double bedrooms. The impressive principal suite spans the full depth of the property and benefits from fitted wardrobes and an en-suite. Bedroom two also enjoys an en-suite, while bedrooms three and four are served by the family bathroom.

Additional benefits include loft storage, an airing cupboard and a double garage.





## Key Features

- Energy efficient detached property in rural location
- 14 Solars, EV Charging & TESLA Powerwall
- Double bay fronted
- Established private garden with plethora of easy to maintain plants
- Double garage with ample off road parking
- Four double bedrooms with primary bedroom spanning full depth of property
- Fantastic views over West Oxfordshire countryside
- EPC Rating: B | Council Tax Band: F
- Annual Estate Charge: £300pa (First Port)



## The Location

Milbank Way is a residential street in the village of Steventon, Oxfordshire, England, a quiet and well-established village in South Oxfordshire. It sits in a mainly modern housing area with local green spaces and easy links into the surrounding village centre.

The location is particularly convenient for commuting, being about 3–4 miles from Didcot, Oxford, 6–7 miles from Abingdon, and roughly 12–14 miles from Oxford. Didcot Parkway provides fast rail links to London, Oxford, and the wider region, while the A34 offers strong road connections north and south. Local bus services also link Steventon with nearby towns, although they are relatively limited in frequency.

For families, the village is served by Steventon Church of England Primary School, Steventon, Oxfordshire, with secondary schools mainly in Didcot and Abingdon. Amenities include a small selection of village services and traditional pubs, while more extensive shopping, dining, and leisure options are found in nearby Didcot and Abingdon. Overall, Milbank Way offers a peaceful village setting with strong transport links and easy access to larger towns and Oxford.



Some material information to note:

Gas central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard to ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with EE, Vodafone & O2. The property has driveway parking and a double garage. The government portal generally highlights this as a very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.

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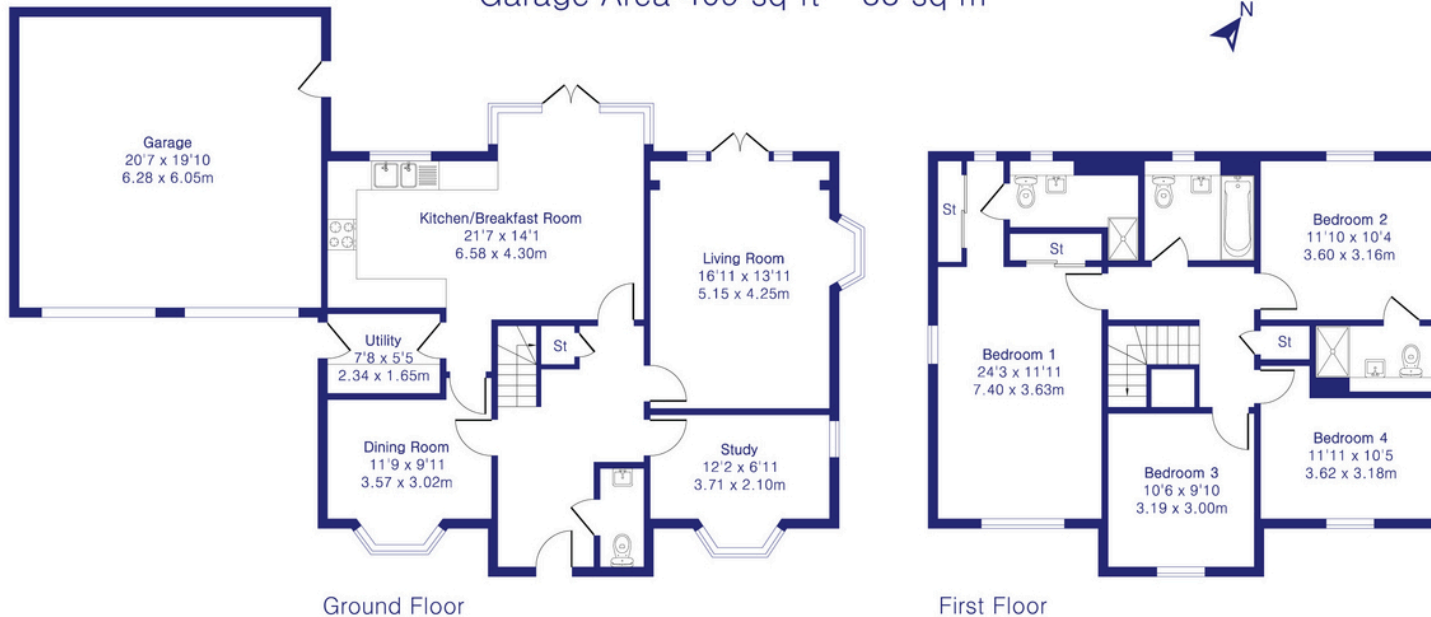
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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

## Approximate Gross Internal Area 1793 sq ft - 167 sq m (Excluding Garage)

Ground Floor Area 924 sq ft – 86 sq m

First Floor Area 869 sq ft – 81 sq m

Garage Area 409 sq ft – 38 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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