



Pulford Way, Milton, OX13 6GN

£575,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A beautifully presented three-bedroom detached Redrow home, built to the sought-after Leamington Lifestyle design and located on the popular Milton Heights development. It offers a rare layout, with all three bedrooms benefiting from their own en-suite bathroom.

The ground floor comprises a separate lounge and an open-plan kitchen/dining room with integrated appliances and French doors leading to the rear garden. There is also a downstairs WC and useful storage space.

Outside, there is a private rear garden, driveway parking, and a detached garage. The property is located within convenient reach of local amenities, schools, and transport links.

Forming part of Redrow Homes Blaise Park development, featuring wide tree lined roads and landscaped greenspace, 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.





Key Features

- Three bedroom detached family home.
- Situated opposite cherry blossoms and paddocks.
- En-suites offered in each of the bedrooms.
- Private driveway with access to a garage.
- Enclosed east facing garden.
- EPC Rating: B
- Council Tax: F



The Location

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.

The property benefits from mains gas, electricity, water and drainage, with gas central heating throughout. There is a double garage and off-road parking for two vehicles. Broadband coverage includes both standard and ultrafast speeds, with mobile coverage available from O2 and Vodafone. There are no known rights of way, restrictive covenants, planning or building safety issues, and the property is considered to be at very low risk of flooding.



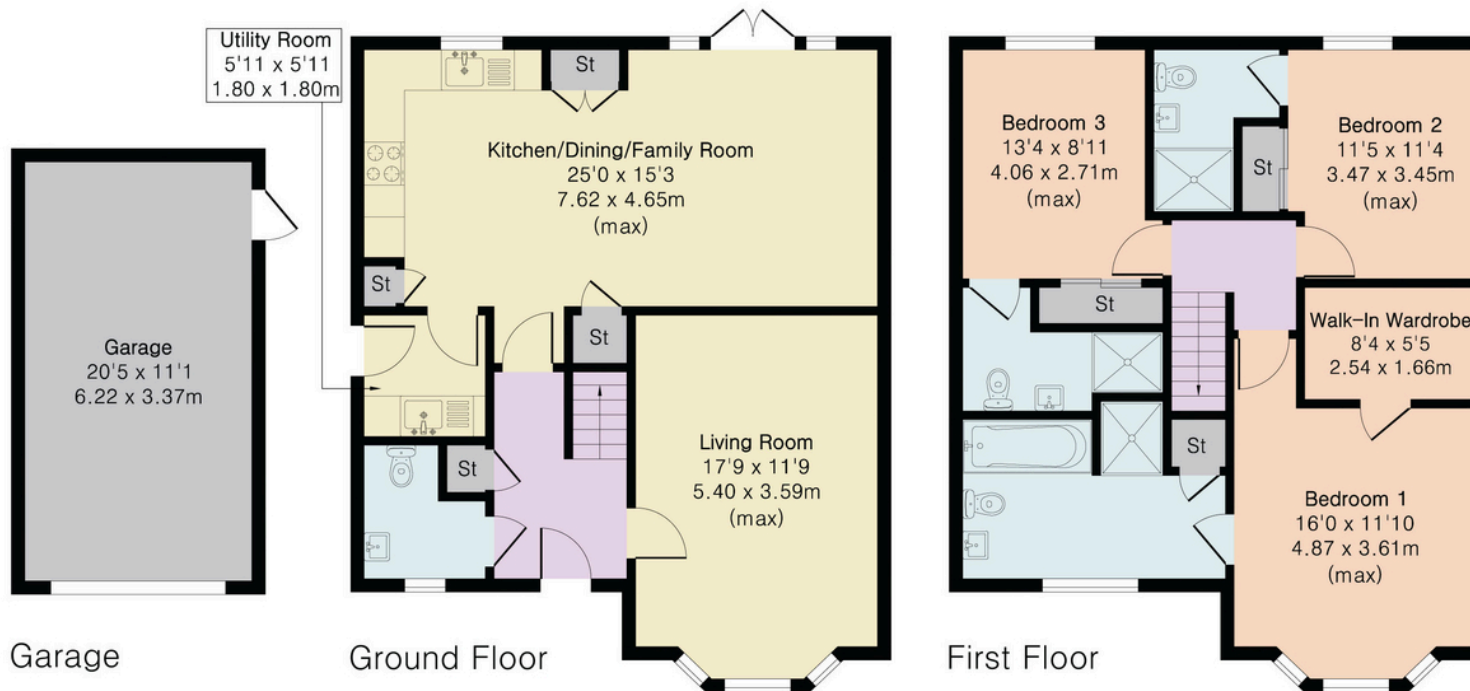
Thomas Merrifield and their clients give notice that:

Approximate Gross Internal Area 1386 sq ft - 128 sq m (Excluding Garage)

Ground Floor Area 693 sq ft – 64 sq m

First Floor Area 693 sq ft – 64 sq m

Garage Area 226 sq ft – 21 sq m



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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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