



Mitchell Way, Milton, OX13 6GJ

£575,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

An impressive four-bedroom detached family home developed by Redrow Homes to their contemporary Cambridge design and occupying a larger-than-average plot in the popular Blaise Park Development.

Recently built by Redrow Homes to their highly distinctive 'Cambridge' design, being part 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 well-presented accommodation offers a bright and spacious layout ideally suited to modern family life with a stylish kitchen/dining room at the heart of the home including a fitted range of integrated appliances, as well as access to a useful utility room with a UPVC double glazed door leading to the ample driveway. Furthermore to the ground floor is a downstairs cloakroom with half tiled walls and sizeable reception room.

Upstairs, the property offers four well-proportioned bedrooms and a modern family bathroom with four-piece suite. The generous main bedroom benefits from its own private en-suite shower room and built in wardrobes; bedroom two also benefits from fitted wardrobes.

Outside, the property is further distinguished by its unusually generous plot, offering ample external space being set back from the road with a lawned frontage, as well as a large westerly facing rear garden, which has been landscaped with an extended patio, mature shrub lined borders and a raised decked seating area.





Key Features

- Open plan kitchen/living accommodation spanning the entire rear of the property with doors leading to the landscaped rear garden
- En-suite and built in wardrobes to the principle bedroom
- Amtico flooring throughout the vast majority of the ground floor
- Bespoke built in wardrobes to the second bedroom
- Ample driveway parking for three vehicles in tandem to the front of the detached single garage
- EV Charger point
- Generous and larger than average plot for the development
- EPC Rating: B
- Council Tax Band: F



The Location

This semi-rural location is a short distance to the north of Milton Village and easily accessible to the larger villages of Steventon and Harwell, both catering for a broad range of everyday needs. Equally accessible are the major employment centres of Milton Business Park and the Harwell Science Campus. The nearby A34 connects northbound to Oxford and the M40 Southbound to the M4. Didcot Parkway is within 3 miles and provides a regular mainline connection to London Paddington is as little as 36 minutes.

Some material information to note:

Tenure - Freehold.

The property is of a brick built construction and is connected to mains gas, electric, water and drainage. According to Ofcom ultrafast broadband is available at the property. According to Ofcom there is a good coverage with all phone providers. According to GOV.UK Flood risk, there is a very low risk of flooding. For any further information relating to 'The Register of Title' then please contact the estate agent. An estate management charge applies to the development.



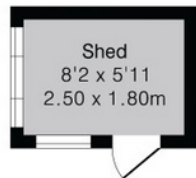
**Approximate Gross Internal Area 1386 sq ft - 129 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 706 sq ft – 66 sq m

First Floor Area 680 sq ft – 63 sq m

Garage Area 222 sq ft – 21 sq m

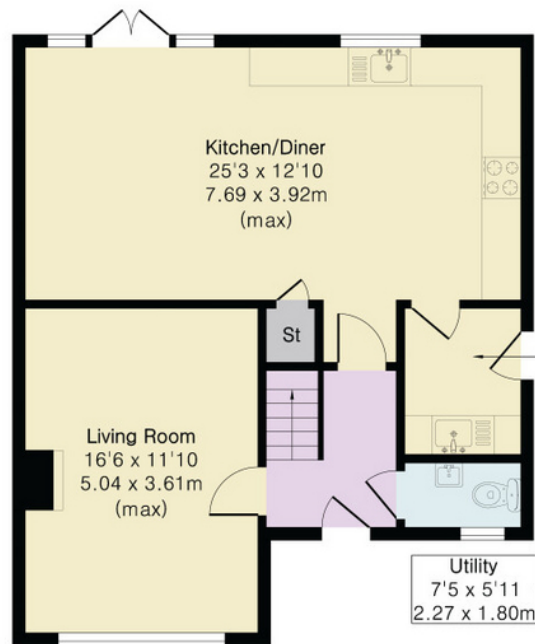
Outbuilding Area 48 sq ft – 5 sq m



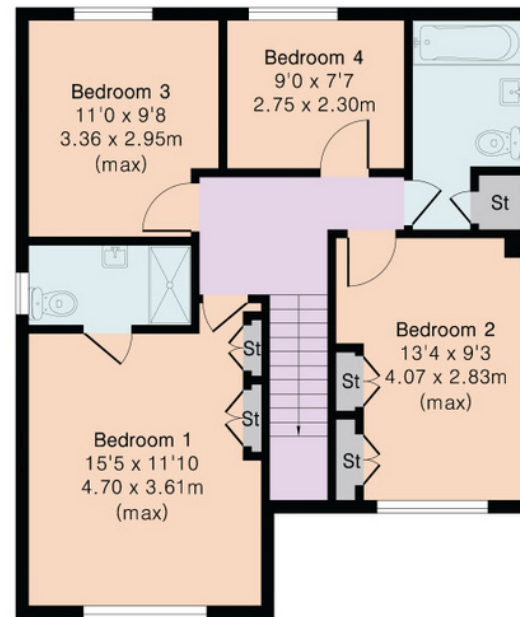
Outbuilding



Garage



Ground Floor



First Floor

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.

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