



Russet Drive, Milton, OX14 4BF
£425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

New to the market is this wonderfully presented, three bedroom semi-detached family house, located on The Brooks development on Milton Hill, built by Matthew Homes in 2020.

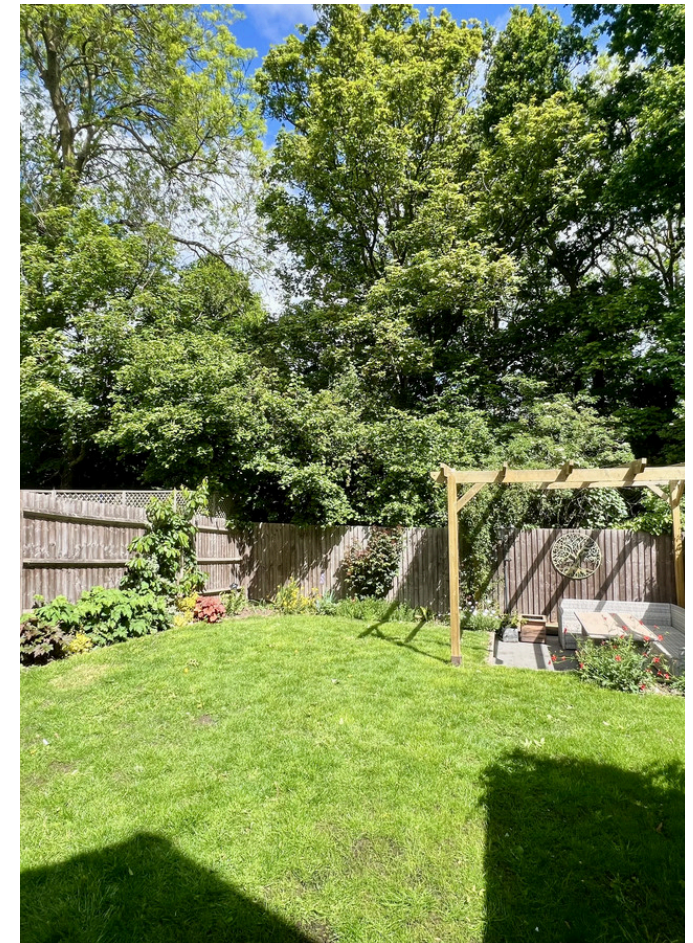
On entering the property, there is a useful cloakroom, a well presented and fully equipped kitchen to the right hand side and a bright and airy open plan living/dining room situated at the rear of the house, with French doors leading to the generous sized garden.

Moving onto the first floor, there are three good sized bedrooms, with the impressive master bedroom offering an en-suite, plenty of storage, family bathroom.

There is private driveway parking and access to a single garage.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Garage & 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.





Key Features

- Three bedroom semi detached home.
- Private driveway with access to a garage.
- Impressive master bedroom with an en-suite.
- No onward chain.
- Still covered by 10 years warranty.
- EPC Rating: B
- Council Tax Band: D
- Estate Management Charge: £350 per annum



The Location

The Brooks is an exclusive development located in the Oxfordshire countryside with immediate access to both Abingdon and Didcot. This attractive location is surrounded by extensive open green space while also being close enough to Didcot and Steventon for local shops and services.

Milton Hill has brilliant transport links with Didcot Parkway railway station just over 3 miles away with train services to London (Paddington) taking around 45 minutes. Both Oxford & Reading being reached in approximately 15 minutes. The A34 is also close by for access to Oxford & the M40.



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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 1016 sq ft - 95 sq m
(Excluding Garage)**

Ground Floor Area 407 sq ft – 38 sq m

First Floor Area 609 sq ft – 57 sq m

Garage Area 199 sq ft – 18 sq m



Ground Floor



First Floor

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