



10 Pulford Way, Milton, OX13 6GN

£825,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Located in a small cul-de-sac of other impressive detached properties, adjacent to paddocks and fields, is this four-bedroom, four reception room, family home offering 2275sq ft of significantly upgraded accommodation. This beautifully presented detached home is offered to the market with no onward chain and sits on an unusually large corner plot with ample parking and an excellent landscaped garden.

The property was built five years ago by Redrow homes to their popular Richmond design; in that time, the current owners have invested in a number of bespoke upgrades and changes with particular reference to the double garage conversion which has created a very impressive double study/studio.

The accommodation comprises large entrance hall, cloak room, good size lounge with electric fire, double study/studio with fitted shelving & cabinetry, utility room, family room, dining room, and high specification kitchen with central island/breakfast bar with integrated appliances including double fridge and double freezer.

On the first floor a large landing gives access to a fully tiled family bathroom and four bedrooms of notable scale; the guest with ensuite and the master with dressing area and ensuite shower room. An impressive plot wraps around the side and rear which the owners have had largely landscaped in recent years. Finally, to the front, there is a double driveway and front lawn which could be adapted to further parking. For the large plot, finish, location, and space to be fully appreciated, the property must be viewed.





## Key Features

- Unusually large landscaped corner plot gardens.
- Four bedrooms of notable scale
- Three bathrooms.
- Located in a small cul-de-sac of other detached homes.
- Upgraded throughout to a high specification.
- Double garage conversion to create a very impressive double study/studio.
- No onward chain.
- Ample reception space.

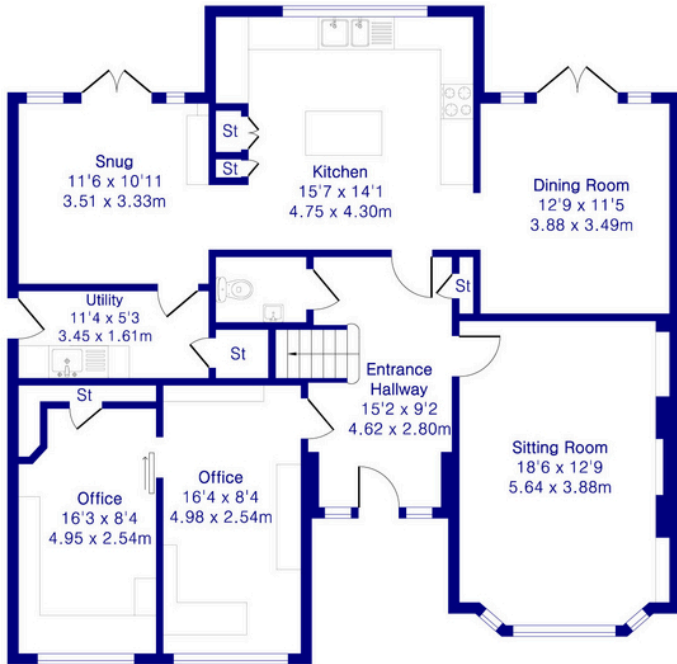
## The Location

Forming part of the 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 of Steventon and Harwell. 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 37 minutes.

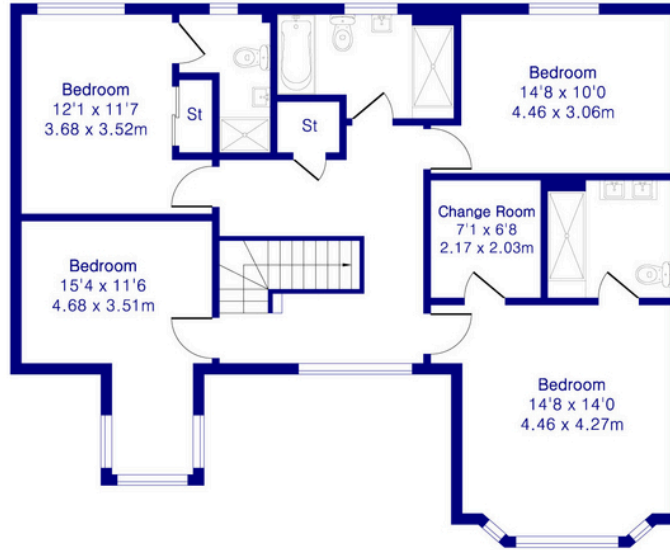
**Approximate Gross Internal Area 2275 sq ft - 211 sq m**

Ground Floor Area 1282 sq ft – 119 sq m

First Floor Area 993 sq ft – 92 sq m



Ground Floor



First Floor

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