



Pulford Way, Milton, OX13 6GN
£750,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Extending to over 2,000 sq ft and enjoying a highly desirable position overlooking cherry trees, this exceptional four-bedroom detached home is presented in immaculate condition throughout.

Located within the prestigious Blaise Park development, the property sits towards the edge of the development, enjoying a particularly attractive outlook across cherry trees and nearby horse stables.

On entering, you're welcomed by a spacious entrance hall with plenty of built-in storage, there is a generous sitting room with bay windows looking out towards the cherry blossoms, creating a really pleasant outlook, the kitchen is a real standout, a bright, well-designed space fitted with integrated appliances and centred around a two-seater island. There is also a separate dining room with double doors opening out onto the garden. In addition, the ground floor offers a further reception room, also with access to the garden, which could work well as a family room, study or playroom. A useful utility room sits just off this space, along with a downstairs WC.

Upstairs, there is a spacious landing leading to four well-presented double bedrooms, two of which benefit from en-suites. The main bedroom is particularly impressive, featuring bay windows with views over the cherry blossoms, along with a large en-suite and a walk-in wardrobe. The remaining bedrooms are all good-sized doubles and are served by a modern family bathroom.

Externally, the garden is enclosed and features a generous patio area, ideal for outdoor seating and entertaining.





Key Features

- Four bedroom detached home stretching over 2000sqft.
- Double garage with off street parking for several cars.
- Located on the outskirts of the Blaise Park development, with a stunning outlook of the cherry blossoms.
- Open plan kitchen area with integrated appliances and a central two seater island.
- Easy access to the A34.
- Four double bedrooms with a large and impressive master bedroom, offering a walk in wardrobe and an en-suite.
- EPC Rating: B
- Council Tax: G



The Location

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.

Didcot parkway is within 3 miles and provides a regular mainline connection to London Paddington in as little as 36 minutes.

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.

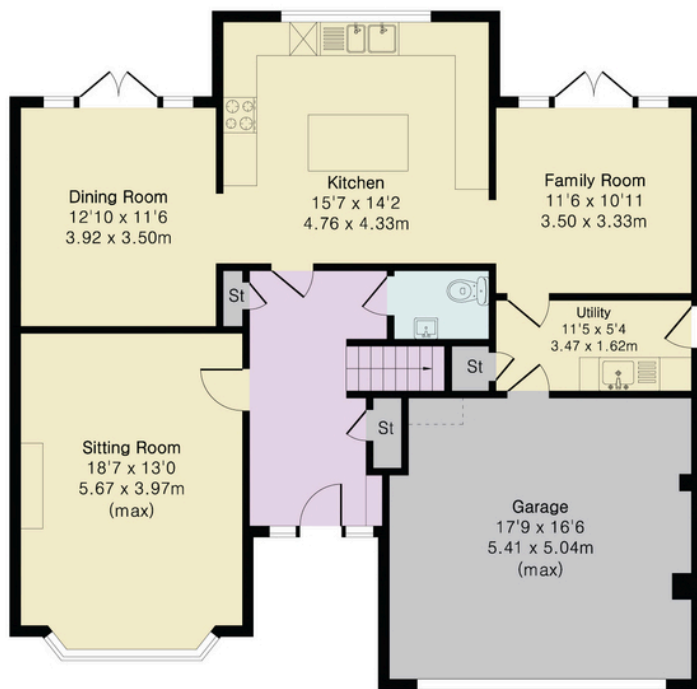
The property benefits from mains gas, electricity, water and drainage, with gas central heating throughout. There is a double garage and off-road parking for two vehicles. Broadband coverage includes both standard and ultrafast speeds, with mobile coverage available from O2 and Vodafone. There are no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



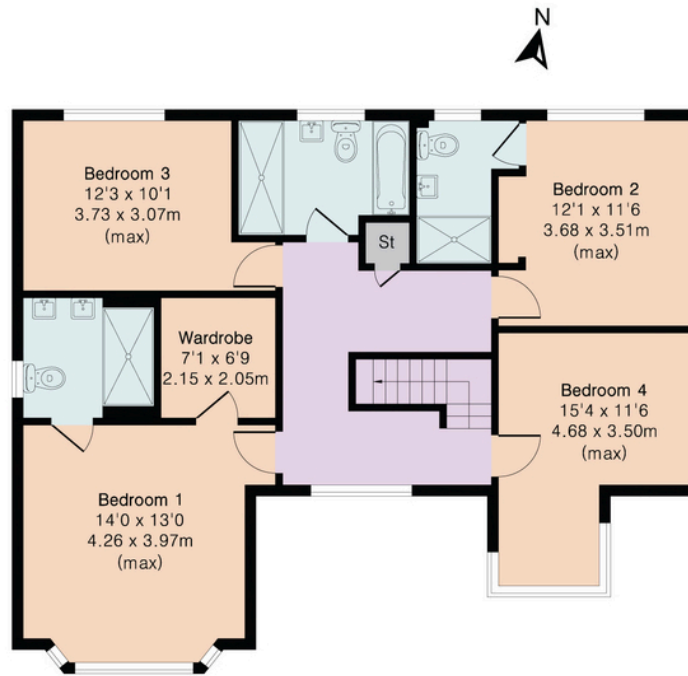
**Approximate Gross Internal Area 2309 sq ft - 215 sq m
(Including Garage)**

Ground Floor Area 1298 sq ft – 121 sq m

First Floor Area 1011 sq ft – 94 sq m



Ground Floor



First Floor

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