

Old Moor, Milton, OX14 4ED

Guide Price £595,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS









The Property

A charming Grade II listed 17th-century village home offering approximately 1,500 sq ft of characterful accommodation, situated on the southern edge of Milton with attractive countryside views.

The property features a welcoming entrance hall, spacious extended kitchen/dining room with bespoke cabinetry, granite worktops, Miele appliances and central island, alongside a light-filled dining area with a glass-vaulted ceiling and hand-painted mural. The generous double-aspect living room boasts an impressive Inglenook fireplace with log-burning stove and exposed beams.

The first floor offers two double bedrooms, a fourth bedroom/study and family bathroom, while the top floor provides a spectacular additional double bedroom with vaulted ceiling, exposed beams and fitted storage.

Outside, the established south-west facing rear garden extends to approximately 90 ft, featuring a large patio, lawns, mature borders, vegetable patch, greenhouse and garden store. A rear gate provides direct access to the recreation ground and playground.

Further benefits include double glazing, gas central heating, underfloor heating, 1Gb/s fibre broadband and two adjacent lane parking spaces, reportedly used by the property for over 20 years.







Key Features

- Grade II listed period home dating from the mid-17th century
- Approx. 1,500 sq ft of versatile accommodation
- Four bedrooms arranged over three floors
- Exceptional kitchen/dining room with bespoke units and Miele appliances
- Characterful sitting room with Inglenook fireplace and log burner
- Approx. 90 ft south-west facing garden
- Gated access to recreational ground and playground
- Two adjacent parking spaces, used by the property for over 20 years







The Location

Milton combines village life with excellent accessibility: the Plum Pudding pub, the Park Club gym and swimming pool are close by, and the nearby Milton Park Signal Yard facility offers further amenities including a chemist, a dentist, a second gym, restaurants, a barber shop, and a Post Office. The Milton Interchange provides easy access to the A34, with Didcot, Abingdon, Reading and Oxford nearby. Didcot Parkway station (approx. 3.5 miles) offers regular 40 minute services to London Paddington.

Some material information to note: Grade II listed. Gas fired central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos.

Approximate Gross Internal Area 1489 sq ft - 138 sq m

Ground Floor Area 690 sq ft – 64 sq m

First Floor Area 539 sq ft – 50 sq m

Second Floor Area 260 sq ft – 24 sq m



Ground Floor First Floor Second Floor

PINKPLAN

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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