



Wellington Way, Milton-under-Wychwood

Guide price £499,495



Freehold | EPC rating: B

- SUPER DETACHED HOUSE EPC RATING B
- THREE BEDROOMS
- PRIVATE DRIVEWAY
- KITCHEN DINING ROOM TO GARDEN
- FAMILY + ENSUITE BATHROOMS
- ENCLOSED REAR GARDEN



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A SUPERBLY PRESENTED & ENERGY EFFICIENT THREE BEDROOM DETACHED HOUSE (CONSTRUCTED CIRCA. 2020) SITUATED ON A SMALL DEVELOPMENT AT THE EDGE OF THIS POPULAR/WELL SERVED VILLAGE. ACCOMMODATION: GROUND FLOOR: ENTRANCE HALL, CLOAKROOM/WC, STORAGE CUPBOARD, SITTING ROOM, INTEGRATED DINING KITCHEN OPENING TO GARDEN. FIRST FLOOR: SPACIOUS LANDING WITH STORAGE CUPBOARD, THREE BEDROOMS (ONE EN SUITE), FAMILY BATHROOM, LARGE LOFT SPACE. OTHER DETAILS: GAS CENTRAL HEATING & DOUBLE GLAZING. ENERGY RATING B. OUTSIDE: FRONT & REAR GARDENS, PRIVATE DRIVEWAY FOR OFF ROAD PARKING.

THE VILLAGE:

SITUATED IN THE CHIPPING NORTON - STOW ON THE WOLD - BURFORD TRIANGLE THIS POPULAR/THRIVING COTSWOLD COMMUNITY HAS THE FOLLOWING AMMENITIES: PUBLIC HOUSE, CO-OP SHOP, LIBRARY, DENTIST, VILLAGE GREEN/HALL ALL SURROUNDED BY BEAUTIFUL COUNTRYSIDE. THE NEIGHBOURING VILLAGE OF SHIPTON UNDER WYCHWOOD ALSO HAS A PRIMARY SCHOOL FEEDING INTO EXCELLENT STATE SECONDARY SCHOOLING, A DOCTOR'S SURGERY, POST OFFICE, SEVERAL PUBLIC HOUSES & IS SITUATED APPROXIMATELY 6 MILES FROM CHARLBURY MAIN LINE RAIL CONNECTION FOR OXFORD/LONDON PADDINGTON.

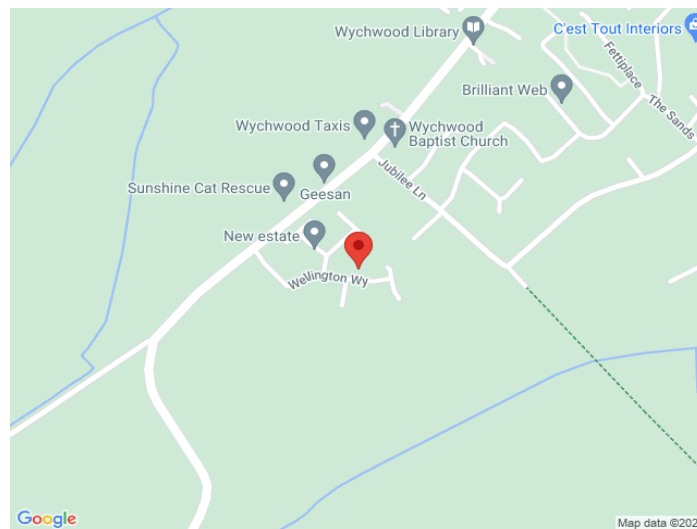
EPC rating B. Council Tax Band D. Domestic rate £2,005.



FLOOR PLANS:

Ground Floor	Metric	Imperial	First Floor	Metric	Imperial
Living Room	4194 x 3675	13'9" x 12'1"	Bedroom 1	3384 x 3686	11'1" x 9'10"
Kitchen / Dining	5769 x 3171	18'11" x 10'5"	En-Suite	2286 x 1535	7'6" x 5'0"
WC	1673 x 1045	5'6" x 3'5"	Bedroom 2	3368 x 3199	11'1" x 10'5"
			Bedroom 3 / Study	2301 x 4037	7'7" x 13'3"
			Bathroom	2286 x 2067	7'6" x 6'10"

The indicative internal measurements are of a typical version of this house type. The specification detailed may vary to that in the version of this house type at 2 Jude's Meadow. Some internal images contain upgrades to fixtures, fittings and appliances and these may not be included in the sale price. Dimensions taken at the position of the arrows. Please ask your Sales Consultant for the full details of the specification and pricing. The particulars, prices, illustrations and plans in this brochure are intended to give a fair description of the properties but their accuracy is not guaranteed and they do not form part of any contract. Mactaggart & Mickel reserve the right to alter prices, specifications and equipment as necessary.



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