



**Connells**

Newcombe Close  
Milcombe Banbury



### Property Description

A great opportunity to acquire a three bedroom family home with VIEWS in a great village location. Accommodation includes :-: Entrance hall, Lounge, Kitchen, Three bedrooms and a bathroom.

The garden is approximately 50 ft x 40 ft and is ideal for potential extensions as there is ample outdoor space to the side and rear.(subject to planning). The owner has had professional architect plans drawn up for extension options which can be shared.

Also the owner had footings installed to the rear for a single storey extension.

### Entrance Hall

Stairs rising to the First Floor. Access to ground floor rooms.

### Lounge

16' 6" x 10' 11" ( 5.03m x 3.33m )  
Window to the front and new Patio doors to the rear garden. Fireplace with woodburner.

### Kitchen

12' 5" x 7' 10" ( 3.78m x 2.39m )  
Window to the rear aspect and door to the side garden.. A range of wall & base mounted units with worktops over. Understairs storage cupboard.

### Bathroom

Window to the side aspect, paneled bath and wash hand basin, modern tiling.

### Separate Wc

Window to the side aspect. Low level wc.

### First Floor

#### Bedroom One

17' 8" x 11' 2" ( 5.38m x 3.40m )  
Window to the front and rear aspect,

#### Bedroom Two

12' 5" x 7' 5" ( 3.78m x 2.26m )  
Window to the front aspect

#### Bedroom Three

9' 5" x 6' 7" ( 2.87m x 2.01m )  
Window to the rear aspect.

### Outside

### Front Garden

Mainly laid to lawn with driveway

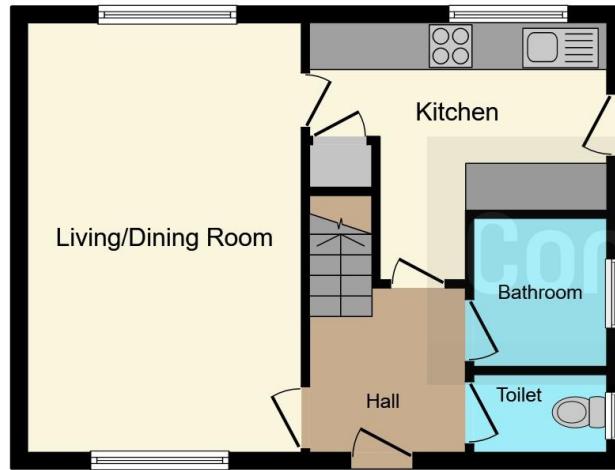
### Rear Garden

An enclosed rear garden mainly laid to lawn with views over fields.

## KEY FEATURES

- THREE BEDROOMS
- DOWNSTAIRS BATHROOM
- COUNTRYSIDE VIEWS
- DUAL ASPECT LOUNGE
- DUAL ASPECT MASTER BEDROOM
- VILLAGE LOCATION
- AMPLE SPACE FOR EXTENSIONS (Subject to planning)
- GREATLY IMPROVED BY THE CURRENT OWNERS AND IN NEED OF FURTHER MODERNISATION.





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Tenure: Freehold



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