



13 Newcombe Close, Milcombe
Banbury, Oxon, OX15 4RN



ROUND & JACKSON
ESTATE AGENTS





A greatly extended three-bedroom semi-detached home with a superb kitchen/dining room, garage and beautifully landscaped garden backing onto open countryside.

The property

A greatly extended and beautifully presented three-bedroom semi-detached house, pleasantly situated on the edge of the popular village of Milcombe and enjoying a wonderful outlook across adjoining open countryside. The thoughtfully enlarged accommodation is spacious and well arranged, comprising a large entrance hall, a fully tiled ground-floor bathroom, a comfortable sitting room with a wood-burning stove and an adjoining study area/inner hallway. At the rear is a standout feature of the property: a beautifully fitted kitchen/dining room with integrated appliances and bi-folding doors opening directly onto the garden. On the first floor, there is a landing, a particularly generous main bedroom with fitted wardrobes and a stylish en-suite shower room, together with two further double bedrooms. Outside, a large driveway leads to the garage, while the beautifully landscaped rear garden incorporates several attractive seating areas and enjoys lovely views across the surrounding countryside.



Entrance Hallway

A large and welcoming entrance hall with wood flooring and doors providing access to the ground-floor accommodation.

Bathroom

Beautifully fitted with a modern white suite comprising a bath with a shower and glazed screen, a wash-hand basin and WC. The room is fully tiled and also benefits from a heated towel rail.

Sitting Room

A comfortable and well-presented reception room featuring wood flooring and a wood-burning stove. There is also a useful built-in cabinet providing practical storage.

Inner Hall/Study Area

An extremely useful and versatile space with wood flooring, providing an ideal study or home-working area while linking the sitting room with the extended kitchen/dining room at the rear.

Kitchen/Dining Room

A superbly extended and beautifully appointed room forming the heart of the house. The kitchen is fitted with an extensive range of contemporary cabinets and benefits from tiled flooring and integrated appliances, including a fridge/freezer, dishwasher, oven, induction hob and extractor. Separate cabinetry provides space for additional appliances. There is ample room for a large dining table, while bi-folding doors open onto the patio and create an excellent connection with the garden and countryside beyond.

First Floor Landing

The landing provides access to all three bedrooms and the main bedroom's en-suite shower room.

Master Bedroom

A particularly spacious double bedroom with an extensive range of fitted wardrobes and access to its own beautifully appointed en-suite shower room.

Bedroom Two

A generous double bedroom offering ample space for a range of bedroom furniture.



Bedroom Three

A further well-proportioned double bedroom, suitable for use as a bedroom, guest room or additional home office.

Outside

To the front of the property is an established garden and a large driveway extending along the side of the house, providing ample off-road parking and access to the substantial garage. The beautifully landscaped rear garden is an outstanding feature, enjoying an enviable outlook across adjoining open countryside. Immediately adjoining the house is a large patio, ideal for outside dining and entertaining, beyond which lies a generous lawn and a separate decked area. At the foot of the garden is an elevated seating area with a wooden pergola, perfectly positioned to enjoy the lovely countryside views.

Situation

Milcombe lies approx 1.5 miles from Bloxham and approx 5 miles away from Banbury. It is a sought after village with amenities including a shop, parish church and Rye Hill golf course and is on a good transport route. Within the nearby village of Bloxham there are independent and comprehensive secondary schools, primary school, a post office, co-op store, a hair salon, a beauty salon and a doctor's surgery.



Directions

From Banbury proceed south westerly via the Bloxham Road (A361) and continue for approximately three miles until the village of Bloxham is reached. Continue through Bloxham and bear right at the mini roundabout towards Chipping Norton. Continue for approximately half a mile and turn right where sign posted Milcombe. Continue into the village and take the left turn into New Road and then the second left into Newcombe Close. Follow the road around to the left where the property will be found in front of you at the next bend.

Services

All services connected with the exception of gas. LPG gas central heating. The gas tank is located beneath the front lawn.

Local Authority

Cherwell District Council. Tax band B.

Viewing Arrangements

By prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £450,000





Ground Floor

First Floor

Garage

Outbuilding

Ground Floor Approx Area = 61.27 sq m / 660 sq ft
 First Floor Approx Area = 45.76 sq m / 493 sq ft
 Garage Approx Area = 18.06 sq m / 194 sq ft
 Outbuilding Approx Area = 9.07 sq m / 98 sq ft
 Total Approx Area = 134.16 sq m / 1445 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	60 D
21-38	F		
1-20	G		

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Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham – High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

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