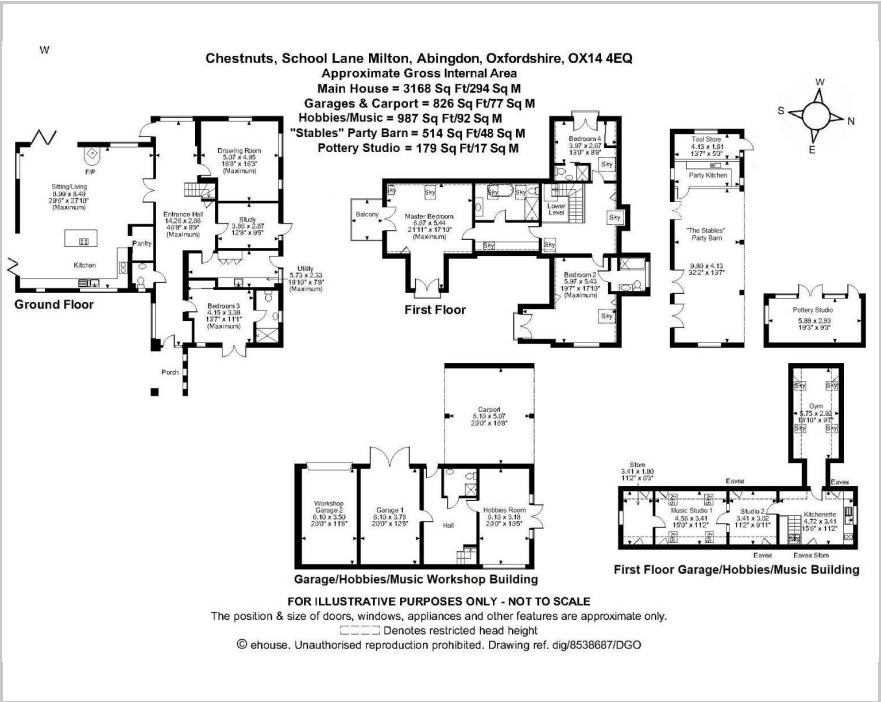




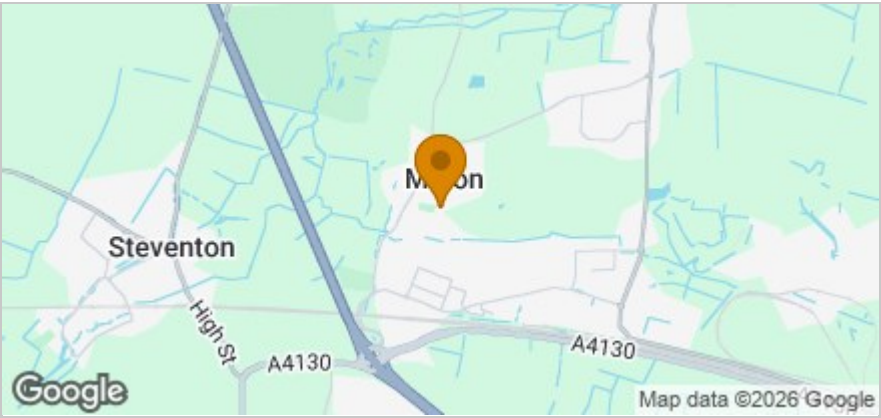
Chestnuts School Lane, Milton, OX14 4EQ

Price Guide £1,500,000

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

216 Banbury Road, Oxford, OX2 7BY  
Tel: 01865 510000 Email: oxford@west-tpc.co.uk <https://www.west-tpc.co.uk>

"We have adored living in Chestnuts and have loved the task of transforming a pleasant property into what we feel is a gorgeous home with all that we hoped for and cannot help but feel sad that completely unforeseen circumstances mean that our needs have changed and that we have to look forward to a new chapter."

Main House (3168sq ft) 4 BED \* 4 BATH \* 3 RECEP \* 0.6 ACRE \* PARTY BARN \* POTTERY \* HOBBIES/MUSIC/GARAGE (1480sq ft)  
Didcot Rail Station c3.7 miles A34 c0.8 miles Oxford c11.8 miles Abingdon c4.4 miles River Thames c2.2 miles M4 J13 c13.3 miles

A stunning New England style detached home of style, charm and quality standing in circa 0.6 acre of beautiful walled garden. This property 'has it all', the most glorious light and spacious accommodation, often described by guests as conveying an overwhelming sense of serene calm. With 4 bedrooms, 4 bathrooms and the most fabulous living/kitchen you could ever hope to find. In addition it

- Detached 'New England' Home
- 3168sq ft Main House + 1480sq ft Outbuilding/Studio/Workshop
- 4 Bed, 4 Bath, 3 Recep
- Hobbies/Music Building
- "Stables" Party Barn
- Landscaped Gardens c0.6acre
- Pottery Building
- 2 Garages, 2 Carports
- EPC - B Air Source Heat Pumps
- Solar Cells, Car Charging Point

From Oxford take the A34 South and come off at the Milton junction, signposted Didcot, Milton, Wantage. At the roundabout take the first exit to Milton and then first left after about 450m to Milton village. After about 0.4 of a mile turn right into School Lane. after about 200yards you will see the recreation ground then turn left and Chestnuts is a little way along on your left hand side.

What3words:///pepper.vowel.mailboxes



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| A (92-100)                                  | 81      | 93        |
| B (81-91)                                   |         |           |
| C (69-80)                                   |         |           |
| D (55-68)                                   |         |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |