



42 Mitchell Way, Milton OX13 6GJ

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42 Mitchell Way

Stunning nearly new detached family home offering a wonderful contemporary lifestyle within this select semi rural development offering many features including spacious separate living room with large bay window and an impressive open plan lifestyle room overlooking attractive south west facing landscaped rear gardens.

Location




42 Mitchell Way is situated towards the edge of this select semi rural village development and offers easy pedestrian access to the village's amenities which includes thriving public house, church and excellent recreational facilities. There is easy vehicular access to the nearby towns of Abingdon, Didcot (45 minutes to Paddington Station) and the A34 to Oxford. Useful distances include Abingdon town (circa. 3 miles), Didcot town (circa. 3 miles), Wantage town (circa. 5 miles) and Oxford (circa. 6 miles).

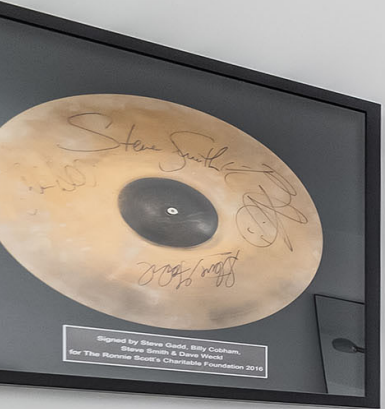
Directions what3words – milkman.bullion.positives

From the A34 Milton Interchange proceed in a westerly direction onto the A4130 and proceed up Steventon Hill. Take the first turning on the left hand side signposted Milton where the entrance to the development is a short way on your right hand side. After a short way turn left onto Mitchell Way where No 42 is found some way down on the right hand side, clearly indicated by the For Sale board.



- Inviting entrance hall (featuring high quality Amtico flooring) with tall storage cupboard and cloakroom with delightful porthole window off
- Spacious separate living room with large leaded light bay window (benefitting from plantation shutters - negotiable)
- Stunning lifestyle room incorporating stylish kitchen including an excellent selection of floor and wall units and many integrated electrical appliances with Silestone working surfaces over, open plan to flexible family/dining areas complemented by floor to ceiling windows and double doors to south west facing landscaped rear gardens and matching separate utility room
- Wonderful first floor principal bedroom, comprising large double bedroom with bay window (benefitting from plantation shutters - negotiable) complemented by walk-in wardrobe cupboard and spacious and very light and airy four piece en-suite bathroom including bath and large separate shower cubicle
- Two further double bedrooms, both benefitting from en-suite shower rooms with contemporary white suites
- PVC double glazed windows (leaded light to the front), mains gas radiator central heating and the remainder of the original builders guarantee
- Front gardens providing hard standing parking facilities for several vehicles leading to the garage with light and power with eaves storage over
- Attractive south west facing landscaped rear gardens including large porcelain tiled sun terrace/patio with path leading to further porcelain tiled patio with covered pavilion over, providing delightful seating area surrounded by lawn - the whole enclosed by fencing

3		bedrooms	Council tax band	F
2		receptions	Tenure	Freehold
3		bathrooms	EPC rating	B



Spacious separate living room with large leaded light bay window



Attractive south west facing landscaped rear gardens including large porcelain tiled sun terrace/patio with path leading to further porcelain tiled patio with covered pavilion over









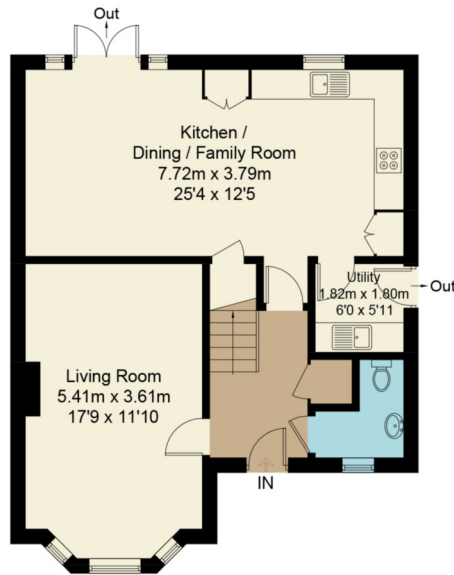
Mitchell Way, OX13

Approximate Gross Internal Area = 135.1 sq m / 1454 sq ft

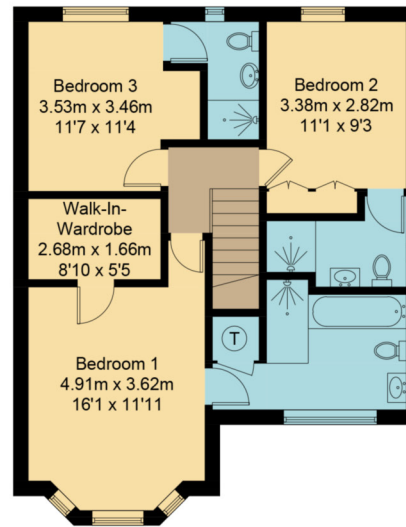
Garage = 22.3 sq m / 240 sq ft

Total = 157.4 sq m / 1694 sq ft

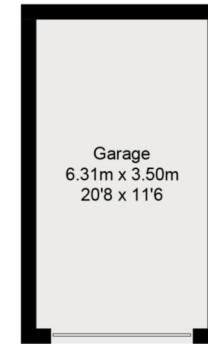
Garden / Driveway Area = 174.8 sq m / 1881 sq ft



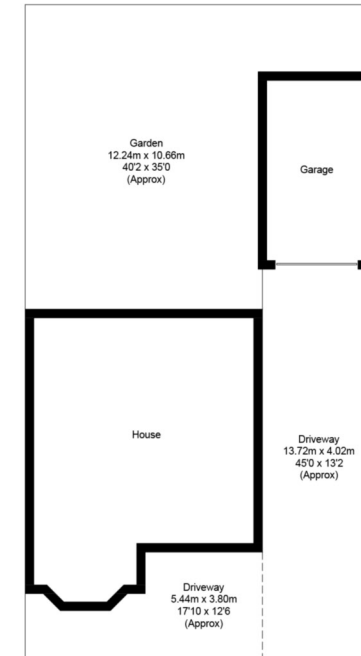
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.
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