



The Granary, Milton



ROUND & JACKSON  
ESTATE AGENTS



# The Granary, Milton

Banbury, Oxon, OX15 4HH

£470,000

An exceptional detached barn conversion with spacious and beautifully presented accommodation, located in a tucked away position within this highly desirable village.

## The Property

The Granary, Milton is a superb, modern barn conversion which is located in a tucked away position within this unspoilt and highly regarded village. The property is beautifully presented throughout and within recent years has been subject to various improvements to create spacious, open and light accommodation with period features which include beamed ceilings, an open fireplace, high ceilings and exposed stone walls.

On the ground floor there is a large kitchen/breakfast room which is accessed via a large covered porch and gives access to the rear yard. The remaining ground floor accommodation is mainly open plan with a part vaulted ceiling, an open fireplace and ample reception space for a dining area, a lounge and study. There is also a shower room on this floor.

An oak and glass staircase gives access to a first floor galleried landing which leads on to two large double bedrooms. To the front of the property there is a walled garden which is laid to lawn with a pathway to the front door. To the rear there is a small gravelled yard which gives access to the garage and has a gate to the street.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

## Porch

Covered porch giving access to the kitchen/dining room.

## Kitchen/Dining Room

Main entrance door to the front and stable door to the rear garden, ample space for a dining table and chairs, exposed beams and a twin bowl Belfast sink unit. The kitchen currently comprises of mainly freestanding units, a new owner may wish to have a fitted kitchen installed. Space for a cooker with extraction fan over, space for a fridge/freezer and washing machine.

## Reception Space

The living accommodation is open plan with a central fireplace dividing the sitting room and dining area. There is also space for a study area. Within the sitting room there is a part vaulted ceiling, exposed ceiling beams, an oak and glass staircase and windows to the front and rear. The dining area has a door and a window to the front, an exposed stone wall, beamed ceilings and velux roof windows.

## Shower Room

Single shower cubicle, wash hand basin and vanity unit, W.C. Window to the rear, heated towel rail and modern tiling.

## First Floor Landing

A large and light galleried landing which over looks the sitting room beneath and gives access to both bedrooms.

## Bedroom One

A large double room with a window to the side, exposed beams and a velux roof window.

## Bedroom Two

A large double room with built in wardrobes, exposed beams, a window to the side and a velux roof window.

### Outside

To the front of the property there is a walled garden which is laid to lawn with a pathway to the front door. To the rear there is a small gravelled yard which gives access to the garage and has a gate to the street.

### Garage

Located to the rear, a large single garage with a high vaulted ceiling, double doors to the access driveway and a personal door to the rear yard.

### Directions

From Banbury, take the A4260 southwards towards Oxford. Proceed through Adderbury heading South towards Deddington. On exiting the village take a right signpost Milton and Bloxham. Proceed along Berry Hill Road which then merges with the Milton Road. Continue along the road for 1 mile and take the right hand turn into the village. Bear right into Little Ground and continue for a short distance where the property will be found on your left hand side.

### Situation

Milton is a small village to the south of Banbury between the villages of Adderbury and Bloxham. The village is served by a local pub, The Marlstone Tavern and village church. In Adderbury and Bloxham there are several shops including post offices, hairdressers and food stores, together with various sporting facilities. Access to the M40 motorway can be gained by using junction 10 at Ardley or junction 11 in Banbury. From Banbury there is a mainline train station providing an excellent service to London Marylebone, Oxford and Birmingham. Soho Farmhouse is approximately 8 miles distant.

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band E.

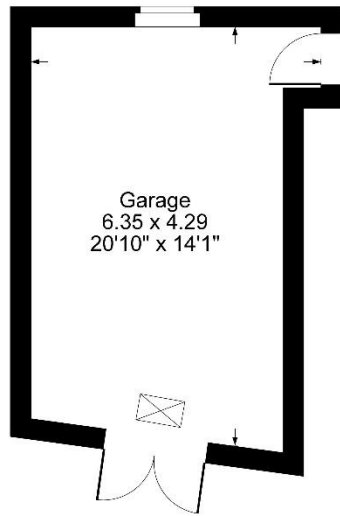
### Tenure

A Freehold property

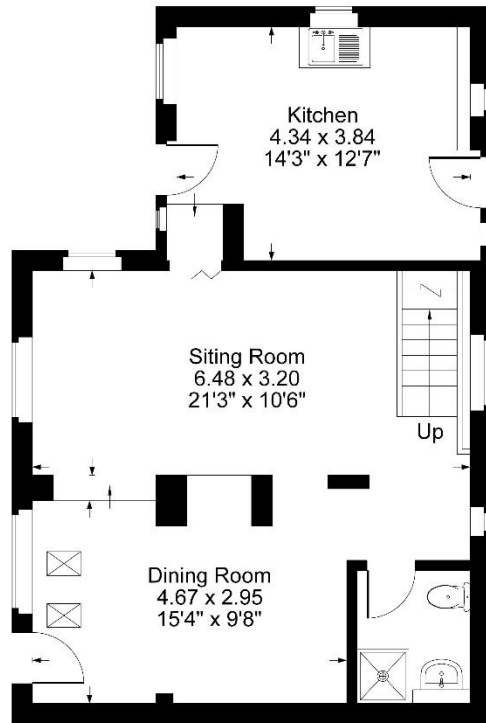
### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson



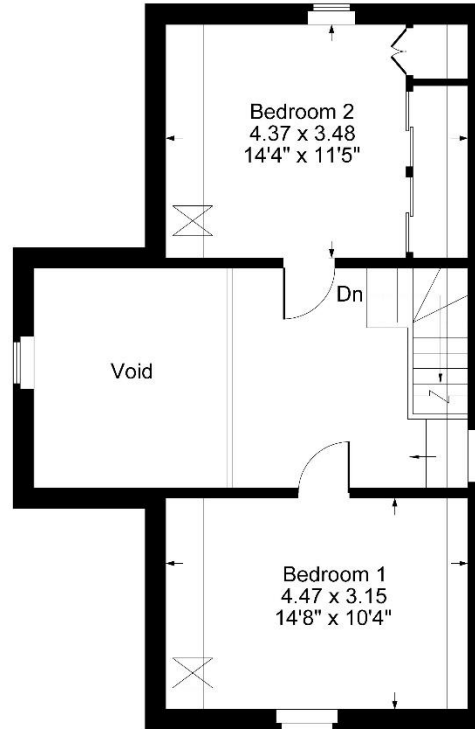


Garage

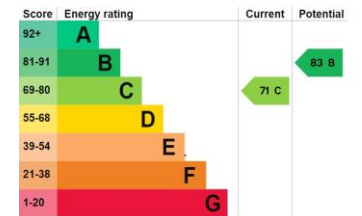


Ground Floor

Approximate Gross Internal Area  
 Ground Floor = 57.85 sq m / 623 sq ft  
 First Floor = 40.09 sq m / 453 sq ft  
 Garage = 23.27 sq m / 251 sq ft  
 Total Area = 121.21 sq m / 1327 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



First Floor



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