



Oak Farm Close
Milcombe



ROUND & JACKSON
ESTATE AGENTS



10 Oak Farm Close, Milcombe

Banbury, Oxon, OX15 4GB

£365,000

A spacious and beautifully presented three bedroom semi detached house with a private rear garden backing on to woodland. The property is located in a small development on the edge of this sought after village.

The Property

10 Oak Farm Close, Milcombe is a modern three bedroom semi detached house which is very pleasantly located on the edge of the village within this small development and backing on to a woodland. The property has spacious and beautifully presented accommodation which is arranged over two floors. The entrance hallway has stairs to the the first floor and gives access to the sitting room at the front and a superb open plan kitchen/dining room with double doors to the rear garden. On the first floor there is master bedroom with en-suite, two further good sized bedrooms and a modern family bathroom. To the side of the property there is a tandem block paved driveway and carport and to the rear there is a good sized, private garden which is laid to lawn and backs on to a woodland area.

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

Entrance Hallway

Main door to the front, tiled flooring and stairs to the first floor.

Cloakroom

Wash hand basin and W.C.

Sitting Room

Located to the front with ample space for a range of furniture, Karndean wood effect flooring and wooden recessed cabinets and shelving.

Kitchen/Dining Room

A superb open plan room with tiled flooring, double doors opening to the rear garden and ample space for a table and chairs. The kitchen is fitted with modern shaker style wall cabinets and base units and drawers with work surfaces over with an inset one and a half bowl sink and draining board and a cooking hob with extractor over. Integrated appliances include a double oven, fridge freezer, a dishwasher and washing machine.

First Floor Landing

Airing cupboard and doors to all first floor accommodation.

Master Bedroom

A large double bedroom with space for wardrobes, a window to the rear and an en-suite shower room.

Bedroom Two

A double room with a built in wardrobe and a window to the front.

Bedroom Three

A good sized single room with a window to the front.

Family Bathroom

Fitted with a modern suite comprising a panelled bath, a wash hand basin and W.C. Modern tiling and a window to the rear.



Outside

To the front of the property there is a small garden area with a stepped pathway to the front door. To the side there is a tandem block paved driveway and carport with gated access to the rear. The main area of garden is located to the rear, is very private and backs on to a wooded area. Predominantly laid to lawn with flower and plant borders and a paved seating area adjoining the house.

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 through the village and continue straight ahead towards Rye Hill and then take the right hand turn in to Oak Farm Drive. Continue into the development and bear left into Oak Farm Close where the property will be seen on your right.

Situation

Milcombe lies approx 1.5 miles from Bloxham, approx 5 miles away from Banbury, 8 Miles from Chipping Norton and just 6 miles from Soho Farmhouse. It is a sought after village with amenities including, public house, a shop, parish church and is on a good transport route. Within the nearby village of Bloxham there are independent and comprehensive secondary schools, primary school, post office, co-operative, a hair salon, a beauty salon and a doctor's and dental surgery. Primary schooling and a wide range of amenities are also available in the nearby village of Hook Norton.

Services

All services connected with the exception of gas. LPG gas fired central heating.

Local Authority

Cherwell District Council. Tax band D.

Viewing Arrangements

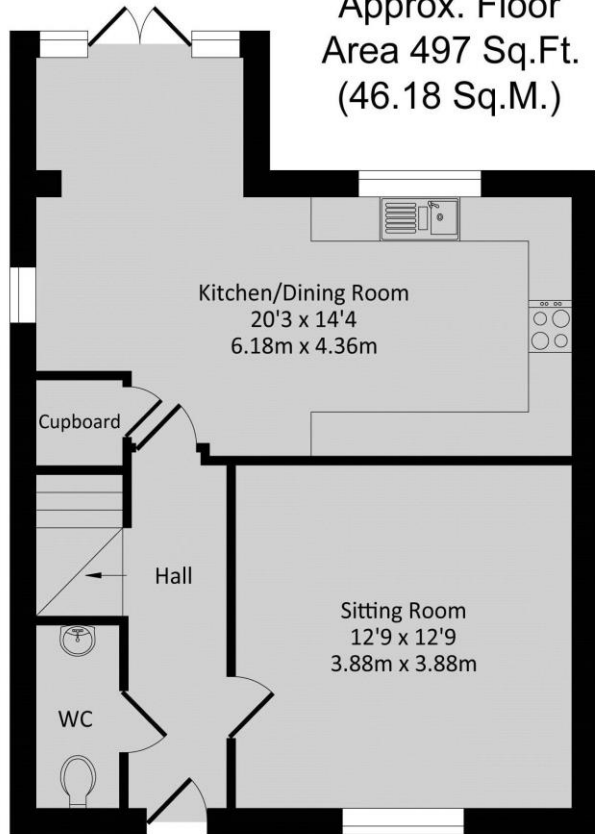
By prior arrangement with Round & Jackson.

Tenure

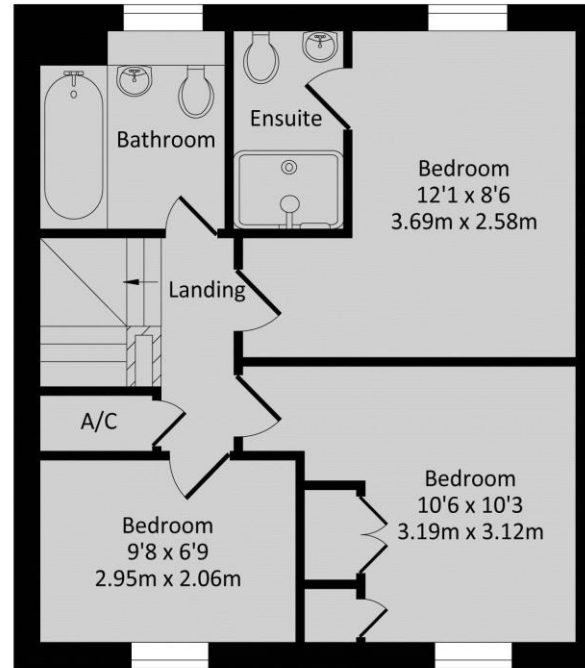
A freehold property.



Ground Floor
Approx. Floor Area 497 Sq.Ft.
(46.18 Sq.M.)



First Floor
Approx. Floor Area 455 Sq.Ft.
(42.27 Sq.M.)



Total Approx. Floor Area 952 Sq.Ft. (88.45 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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