



Oak Farm Close, Milcombe  
Banbury, Oxfordshire, OX15 4GB



ROUND & JACKSON  
ESTATE AGENTS









A spacious and beautifully presented four bedroom semi detached house with an established garden and large garage located within a small development on the edge of the village.

#### The property

4 Oak Farm Close, Milcombe is a superb modern family home which is pleasantly located within this small development on the edge of this sought after village. The spacious accommodation is beautifully presented and thoughtfully planned for modern family living. On the ground floor there is a central hallway with a double doorway to the dining room, a cloakroom, a dual aspect sitting room, a well equipped kitchen/breakfast room and a utility room. On the first floor there is a landing, a master bedroom with en-suite shower room, three further bedrooms and a family bathroom. To the side of the property there is a driveway with parking for two vehicles and a large single garage. To the rear there is an established garden which is beautifully landscaped. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Entrance Hallway

A central hallway with wood effect flooring, a large storage cupboard and a staircase to the first floor with a further store cupboard beneath.

#### Sitting Room

A spacious dual aspect room with a window to the front and double doors to the rear garden.

#### Cloakroom

Wash hand basin and W.C.

#### Dining Room

With a double doorway from the hallway, wood effect flooring, a window to the front and a doorway to the kitchen/breakfast room.

#### Kitchen/Breakfast Room

A spacious kitchen/breakfast room which adjoins the dining room and therefore is ideal for entertaining. Fitted with shaker style eye level cabinets and base units and drawers with work surfaces over, an inset one and a half bowl sink and drainer and an induction hob with extraction hood over. Integrated appliances include a double oven, a fridge/freezer, and a dishwasher. Door to utility room.

#### Utility Room

Base and eye level cabinets, work surfaces, sink and draining board, space and plumbing for a washing machine and tumble dryer. Door to side passageway.

#### First Floor Landing

A central landing with a hatch to the loft space, an airing cupboard and doors to all first floor accommodation.

#### Master Bedroom

A spacious double with two windows to the rear and an en-suite shower room.

#### Bedroom Two

A double room with a window to the front.

#### Bedroom Three

A double room with a window to the front.

#### Bedroom Four

A single room with a window to the rear.

#### Bathroom

Fitted with a modern white suite comprising a panelled bath with a shower over, a wash hand basin and W.C. Modern tiling, heated towel rail and a window to the rear.



### Outside

There is a tandem driveway at the side of the property with parking for two vehicles and gives access to the garage. To the rear there is a beautifully landscaped garden which is laid to lawn with a paved patio adjoining the house which extends to the side and well stocked flower and plant borders.

### Garage

A large single garage with an up and over door to the front and a personal door to the garden.

### Services

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

### Local Authority

Cherwell District Council. Tax band D.

### 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.

### Tenure

A freehold property.

### Viewings

By prior arrangement with Round & Jackson.

### Directions

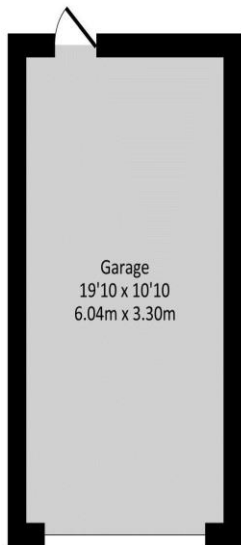
From Banbury proceed south westerly via the Bloxham Road (A361) and continue for approximately three miles until the village of Bloxham is reached. Continue through Bloxham and bear right at the mini roundabout towards Chipping Norton. Continue for approximately half a mile and turn right where sign posted Milcombe. Continue through the village and straight ahead towards Rye Hill and then take the right hand turn in to Oak Farm Drive and then left into Oak Farm Close where the property will be found on your right.

**Asking Price - £455,000**

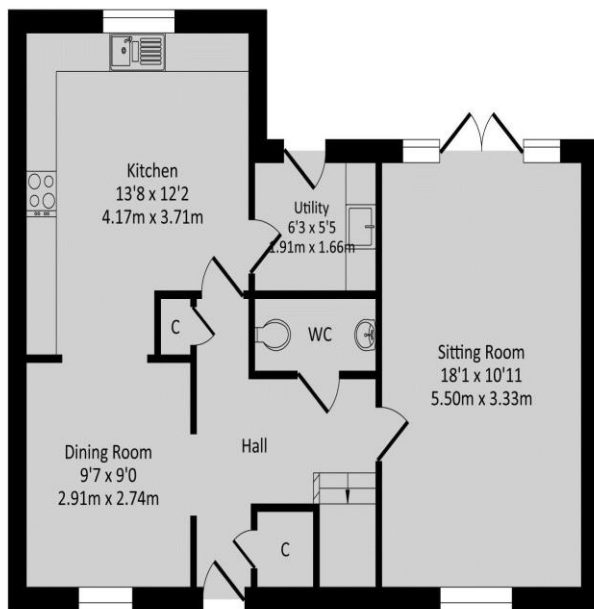




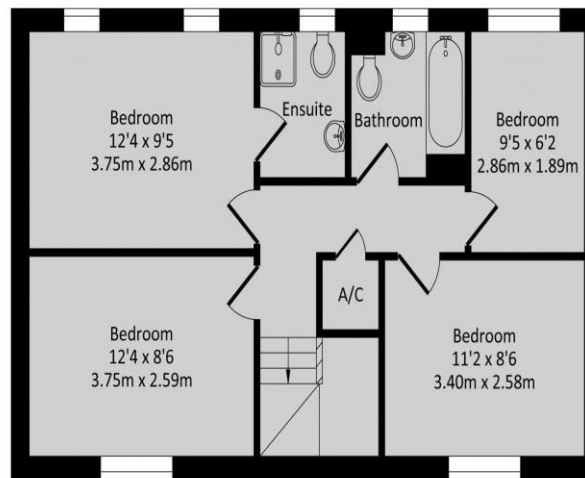
Garage  
Approx. Floor  
Area 214 Sq.Ft.  
(19.90 Sq.M.)



Ground Floor  
Approx. Floor  
Area 616 Sq.Ft.  
(57.20 Sq.M.)



First Floor  
Approx. Floor  
Area 548 Sq.Ft.  
(50.90 Sq.M.)



Total Approx. Floor Area 1378 Sq.Ft. (128.0 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		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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