



9 Dovecote Close, Milcombe, Oxfordshire

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9 Dovecote Close, Milcombe, Oxfordshire, OX15 4RD

A substantial 5 bedroom detached village home, offering spacious and flexible accommodation with a delightful rear garden.

Banbury 4.9 miles (Banbury to London Marylebone in 55 minutes), Soho Farmhouse 6.7 miles, M40 (J11) 6.9 miles, Chipping Norton 8.3 miles, Oxford 25.8 miles.

Entrance hall | Kitchen/breakfast room
Dining room | Sitting room | Music room/
snug | Conservatory | Utility room | Cloakroom
Principal bedroom with en-suite | Guest
bedroom with en-suite | Three further bedrooms
Family bathroom | Garden with separate office
Double garage | Off-road parking | EPC D

The Property

Set in a private development of just nine properties, 9 Dovecote Close is an attractive stone-built property offering over 3,000 sq ft of accommodation arranged over two floors. The ground floor accommodation flows from a welcoming entrance hall and comprises a large sitting room with front aspect bay window and wood burning stove with brick surround, a snug/music room, dining room, large conservatory with French doors to the garden and a cloakroom. The kitchen/breakfast room is beautifully presented with modern base and eye level units with wooden work surfaces, central island with granite work surface, stainless steel sink and a range of integrated appliances including oven, induction hob, dishwasher and AGA. A useful utility room with a sink, space for appliances and door outside completes the ground floor accommodation.

Stairs rise from the entrance hall to the first floor which comprises a large principal bedroom with built-in storage and en-suite bathroom, guest bedroom with en-suite, three further bedrooms and a family bathroom.

Outside

The property is approached over a gravelled driveway offering ample off-road parking and giving access to the double garage.

The garden lies to the rear of the house is a mainly laid to lawn with a range of mature trees and shrubs, pond and two paved terrace areas which are ideal for outdoor entertaining.

A useful, detached brick-built outbuilding is positioned at the end of the garden providing the ideal space for a home office or studio.

Location

Dovecote Close is situated in the sought-after North Oxfordshire village of Milcombe which enjoys a thriving community and a good range of day-to-day amenities including a church, village hall, public house, local shop and 18th century dovecote. The neighbouring village of Bloxham has further amenities including a doctor's surgery, pharmacy, dentist, Co-op and Post Office. More extensive shopping and leisure facilities can be found in Banbury and Chipping Norton.

Communication links are excellent with Banbury mainline railway station, easy access to the M40 (J11) and Birmingham airport just over 40 miles away. There are also regular bus services from Milcombe to Banbury and Chipping Norton.

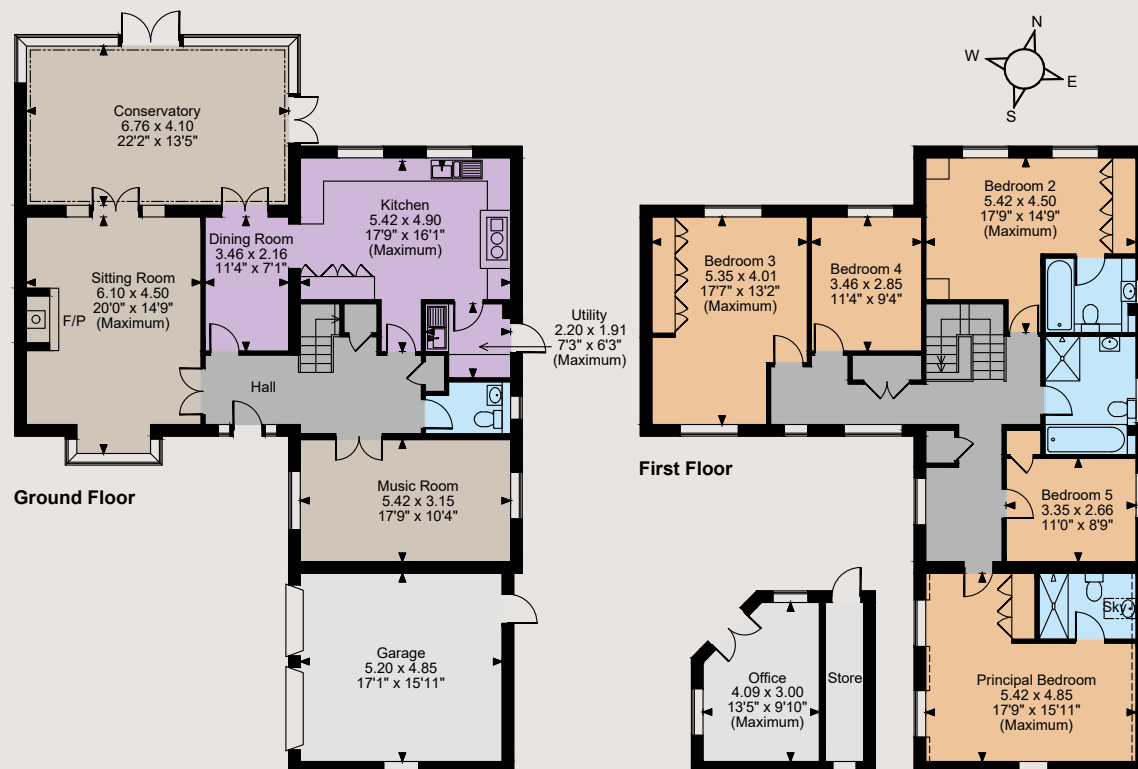
The area offers a good range of both state and independent schooling including Bloxham CofE Primary, The Warriner School, Bloxham School, Tudor Hall and Sibford School. School bus services are available from the village.





Floorplans

House internal area 2,637 sq ft (245 sq m)
Garage internal area 271 sq ft (25 sq m)
Outbuilding internal area 170 sq ft (16 sq m)
Total internal area 3,078 sq ft (286 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

From Bloxham, follow South Newington Road (A361) out of the village and take the right hand turn on to Bloxham Road (signposted Milcombe), continue into the village. Upon entering the village, take the second right hand turn onto Dovecote Close. Continue straight on and 9 Dovecote Close can be found straight ahead on the right hand side.

General

Local Authority: Cherwell District Council.

Services: Mains electricity, water and drainage.
Oil-fired central heating.

Council Tax: Band G.

Tenure: Freehold.

Guide Price: £975,000

Banbury

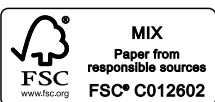
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