



Pippins Lea, Horton Lane, Milcombe, Oxfordshire

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Pippins Lea, Horton Lane, Milcombe, Banbury, Oxfordshire, OX15 4RG

A detached four-bedroom property situated in the popular village of Milcombe.

Banbury 5 miles (London Marylebone in under 1 hour), Bloxham 1.5 miles, Chipping Norton 7.5 miles, Oxford 20 miles, M40 (J10) 12 miles.

Entrance hall | Open-plan kitchen/breakfast/dining room | Sitting room | Family room | Study
Utility room | Ground floor bedroom | Ground floor shower room | Principal bedroom with en-suite shower room | Two further bedrooms
Family bathroom | Garden | Off-road parking with electric gates | EPC Rating D

The property

Pippins Lea is a spacious and flexible home in a wonderful tucked away position in the popular village of Milcombe.

The ground floor accommodation comprises an impressive, open-plan kitchen/breakfast/dining room overlooking the garden. The kitchen has a ceramic tile floor, wooden base and wall units and integrated appliances including fridge and freezer, double electric ovens, dishwasher and AEG induction hob. Leading on from the kitchen, the dining room has a vaulted ceiling and doors out to the garden with three sides of the room being glazed, there are also motorised blinds in the dining room. A utility room adjoins the kitchen and has space for appliances, an additional sink and stable door to the side of the house. The sitting room is spacious and light and has a working fireplace with French doors out to the front of the house.

The ground floor also has a guest bedroom with built-in storage and access to a jack and jill shower room. A study to the front of the house and a further reception room/family room adjoining the utility room complete the ground floor accommodation.

Stairs rise from the entrance hall to the first floor which comprises the double aspect principal bedroom with en-suite shower room with illuminated mirror, two further bedrooms and a bathroom.

Outside

The property is approached via Horton Lane through double electric wooden gates into a large part gravelled, part block paved courtyard with ample off-road parking for several cars, electric car charger and bin store. The main garden lies to the rear of the house and is mainly laid to lawn with shrubbery borders, there is also a paved terrace area and useful garden shed.

Location

The sought-after North Oxfordshire village of Milcombe 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.

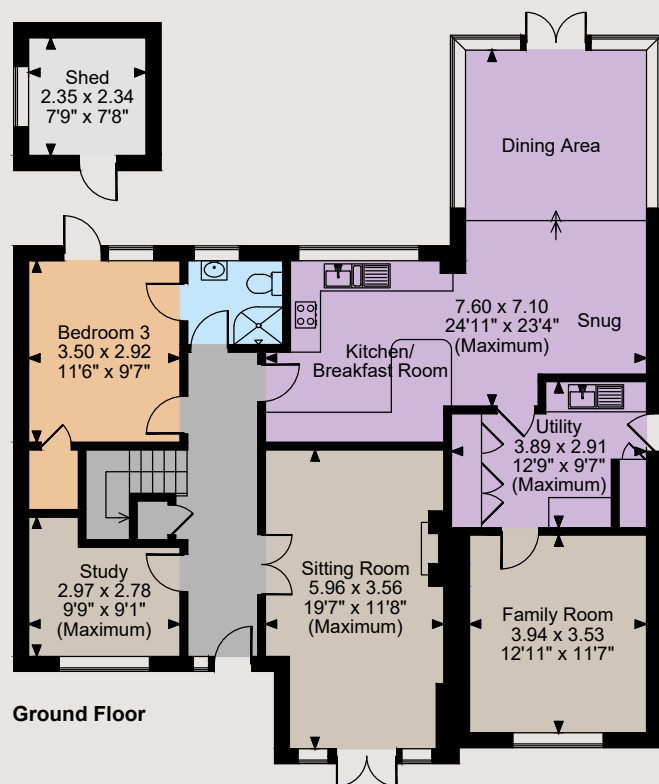
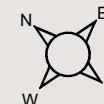
Communication links are excellent with a mainline railway station at Banbury, easy access to the M40 motorway at junction 11 and Birmingham airport just over 40 miles away. There are also regular bus services from Milcombe to Banbury and Chipping Norton.

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

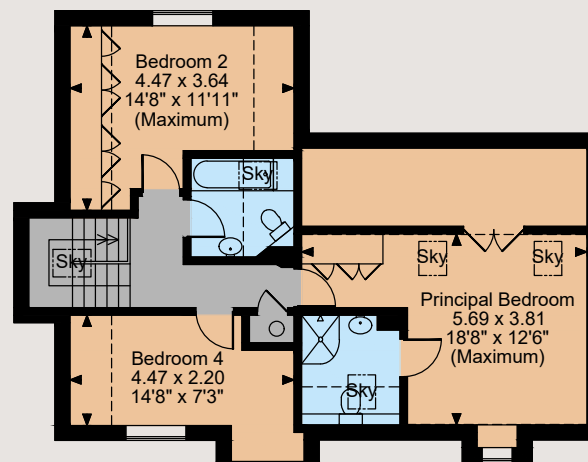




Floorplans
House internal area 1,856 sq ft (172 sq m)
Shed internal area 59 sq ft (6 sq m)
Total internal area 1,915 sq ft (178 sq m)
For identification purposes only.



Ground Floor



First Floor

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

□ □ □ Denotes restricted head height

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Directions

From Banbury take the A361 towards Chipping Norton. Drive through the village of Bloxham and after half a mile turn right signed to Milcombe and Wigginton. Continue into the village and past the village green on the right. Take the next right onto Horton Lane and Pippins Lea can be found halfway down the lane on the right hand side.

General

Local Authority: Cherwell District Council

Services: Oil-fired central heating. Mains water, electricity and drainage. The property has a water softener installed.

Council Tax: Band F

Tenure: Freehold

Guide Price: £670,000

Banbury

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