

PROPERTY AGENTS

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High Street, Milton OX14 4EJ



High Street, Milton

A charming Victorian cottage set in the centre of this popular village there is extensive driveway parking and a delightful and secluded garden abutting the grounds of Milton Manor. There are 3 bedrooms, bathroom and study to the first floor, downstairs 2 large reception rooms and a 28' kitchen/breakfast room: at the end of the garden a detached 18' brick studio with light & power. Didcot Parkway is just over 3 miles with Paddington within 45 minutes.

Tenure - Freehold

Accommodation

Entrance Hall: 8' x 4'10 Windows to front and side, tiled floor.

Sitting Room: 19'10 x 12'7 Two windows to front, wood style floor, open brick fireplace with a tiled hearth, two radiators.

Rear Hall: 12'7 x 7'10 French doors to the garden, wood style floor, stairs to landing, wall timbers.

Dining Room: 10'6 x 15'6 A charming room with a front aspect, brick fireplace with a log stove, fitted book shelving, slate tiled floor, radiator, beamed ceiling.

Rear Lobby: Door to garden.

Cloakroom: Two piece white suite, quarry tiled floor, window, oak cupboard, chrome radiator.





Kitchen/Breakfast Room: 28'5 x 6'6
 Range of storage units with roll edge worktop & part tiled walls, stainless steel sink. Two windows and a door to the side as well as French doors with gable window above to the garden, beamed and vaulted ceiling, radiator. Range cooker, stainless steel back plate and extractor hood; appliance space. Under stairs cupboard.

Stairs to Landing: Window to rear.

Bedroom 1: 16'1 x 10'7 Windows to front and rear, two radiators, wall timbers, wardrobes flank chimney breast, eaves cupboards.

Bedroom 2: 11'7 x 11'5 Window to front, cast iron fireplace, radiator, airing cupboard with Vaillant gas boiler.

Bedroom 3: 10' x 8' Window to front, radiator, loft access.

Study: 6'11 x 5'2 Window to rear, radiator.

Bathroom:
 Window to rear, white 4-piece suite including bath and shower cubicle, tiled walls and floor, chrome radiator, down lighters.

Outside

To the Front: Twin wrought iron gates to gravel drive with parking for numerous vehicles and enclosed by mature and established hedges.

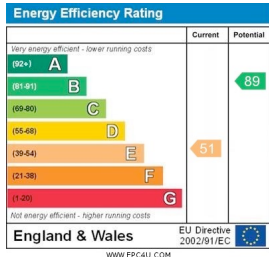
Rear Garden: A paved terrace leading to a secluded area of lawn enclosed by a timber fence with mature shrub borders. A pathway leads to the end. Stone walled flower border and wooden arch lead to paved area with fishpond.

Timber Shed

Studio: 18'6 x 13'6 (L-shaped) Brick built with window to the front, loft space, French doors to side, light and power.



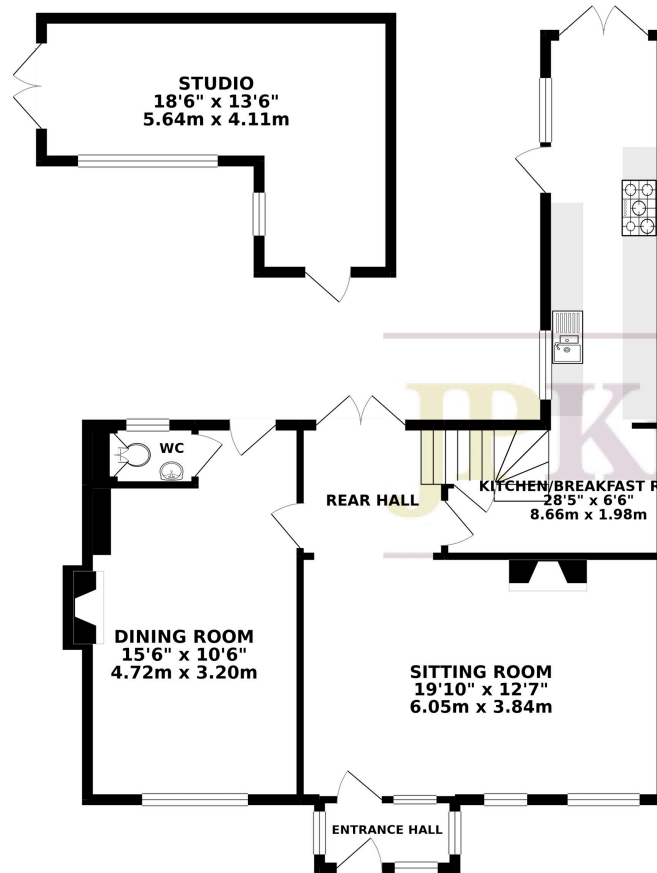
Directions: From our office turn right. At the traffic lights turn left into the High Street, straight across at the mini roundabout into Station Road that becomes Wantage Road. Proceed straight across the roundabout towards Didcot on the A4130. After 4 miles turn right at the roundabout, 4 exit at next roundabout through Didcot, straight over next 2 roundabouts onto A4130. After 2 miles, at the large roundabout on A34 take last exit into Milton Park then turn first left towards Milton Village, this is the High St, the property is 0.3 of a mile on the left.



Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR



TOTAL FLOOR AREA : 1356.00 sq. ft. (125.98 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR

