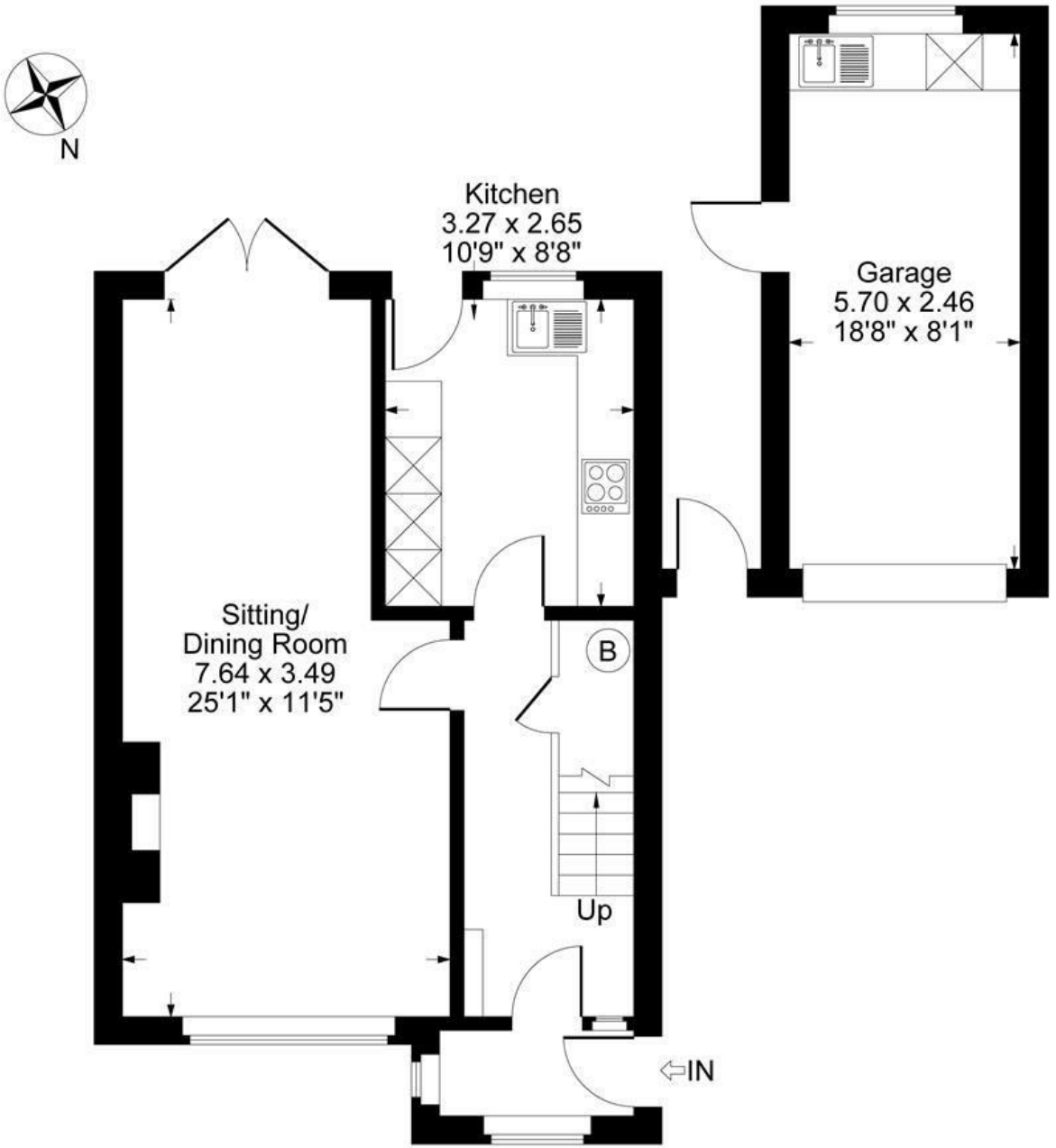
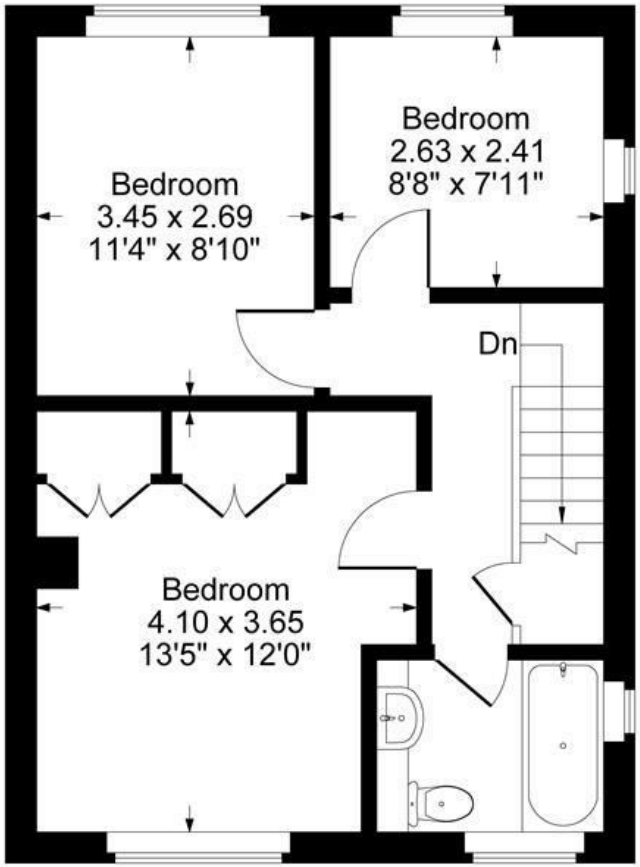

FAIRFAX
& Co
ESTATE AGENTS
Poplar Farm Close, Milton-Under-Wychwood

Approximate Gross Internal Area
Ground Floor = 43.83 sq m / 472sq ft
First Floor = 41.63 sq m / 448 sq ft
Garage = 14.02 sq m / 151 sq ft
Total Area = 99.48 sq m / 1071 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



Ground Floor



First Floor

The Property

A well maintained three-bedroom home occupying a corner plot in a popular road in the centre of Milton-under-Wychwood, with a private garden, garage and off-street parking for four vehicles.

The property is approached via an entrance porch with useful shoe storage, which opens into the welcoming entrance hall. From here, the spacious living/dining room provides a comfortable reception space, with an attractive open fireplace with stone surround. The dining area has ample room for a good-sized table, while double patio doors open directly onto the rear garden.

The kitchen is fitted with a tiled floor and a range of storage cupboards, with an integrated fridge, oven and electric hob, together with space for a washing machine and dishwasher. A door provides convenient access directly to the garden.

Upstairs, there are three bedrooms comprising two good-sized doubles and a single bedroom. The principal bedroom benefits from built-in wardrobes. The family bathroom is fitted with a bath with shower over, WC and wash basin set within a useful vanity unit.

Outside, the property enjoys a particularly good garden, with a paved patio leading onto a lawn, planted borders and useful storage including a log store and shed. There is direct access from the garden into the single garage, while side access leads around to the front of the property.

The garage benefits from power and lighting, as well as a useful sink, and provides excellent additional storage or workspace.

To the front, there is off-street parking for up to four vehicles, alongside a pretty front garden and access to the garage.

The property has been exceptionally well maintained and is presented in excellent order throughout, while offering scope for a new owner to update and personalise the accommodation to their own taste.

Viewing is highly recommended to appreciate the position, garden, parking and overall quality of this well kept family home.

Situation

Milton-under-Wychwood is a popular village situated in the Oxfordshire Cotswolds, surrounded by attractive countryside and within easy reach of the market towns of Chipping Norton, Burford and Stow-on-the-Wold. The village offers a good range of everyday amenities including a Co-op, village shop, post office, public house, coffee shop, pizza restaurant, primary school and church, with further shopping and professional services available in the nearby towns. The village is well placed for access to Oxford, Cheltenham and the wider Cotswolds, while Charlbury railway station provides a mainline service to Oxford and London Paddington. The surrounding countryside offers excellent opportunities for walking and cycling, with the area forming part of the Cotswolds Area of Outstanding Natural Beauty.

















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