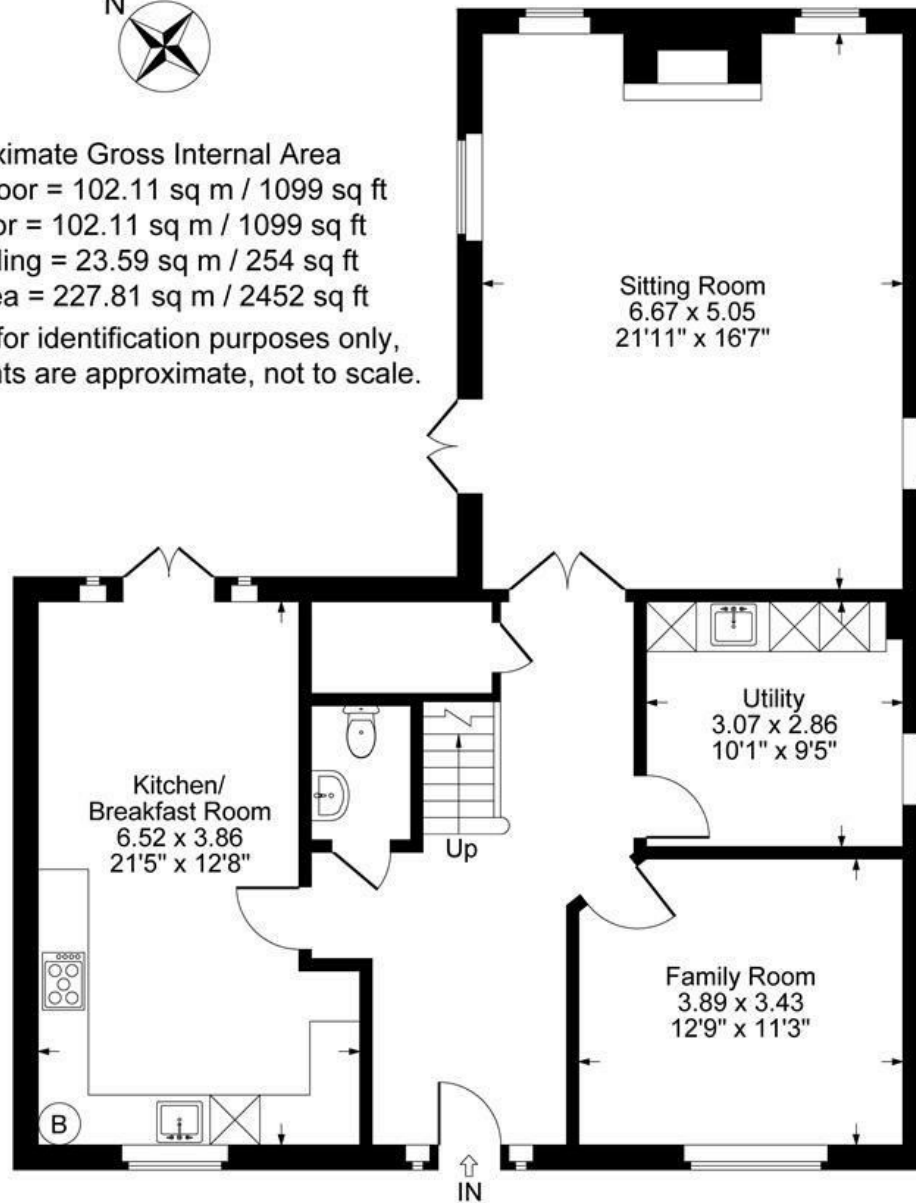


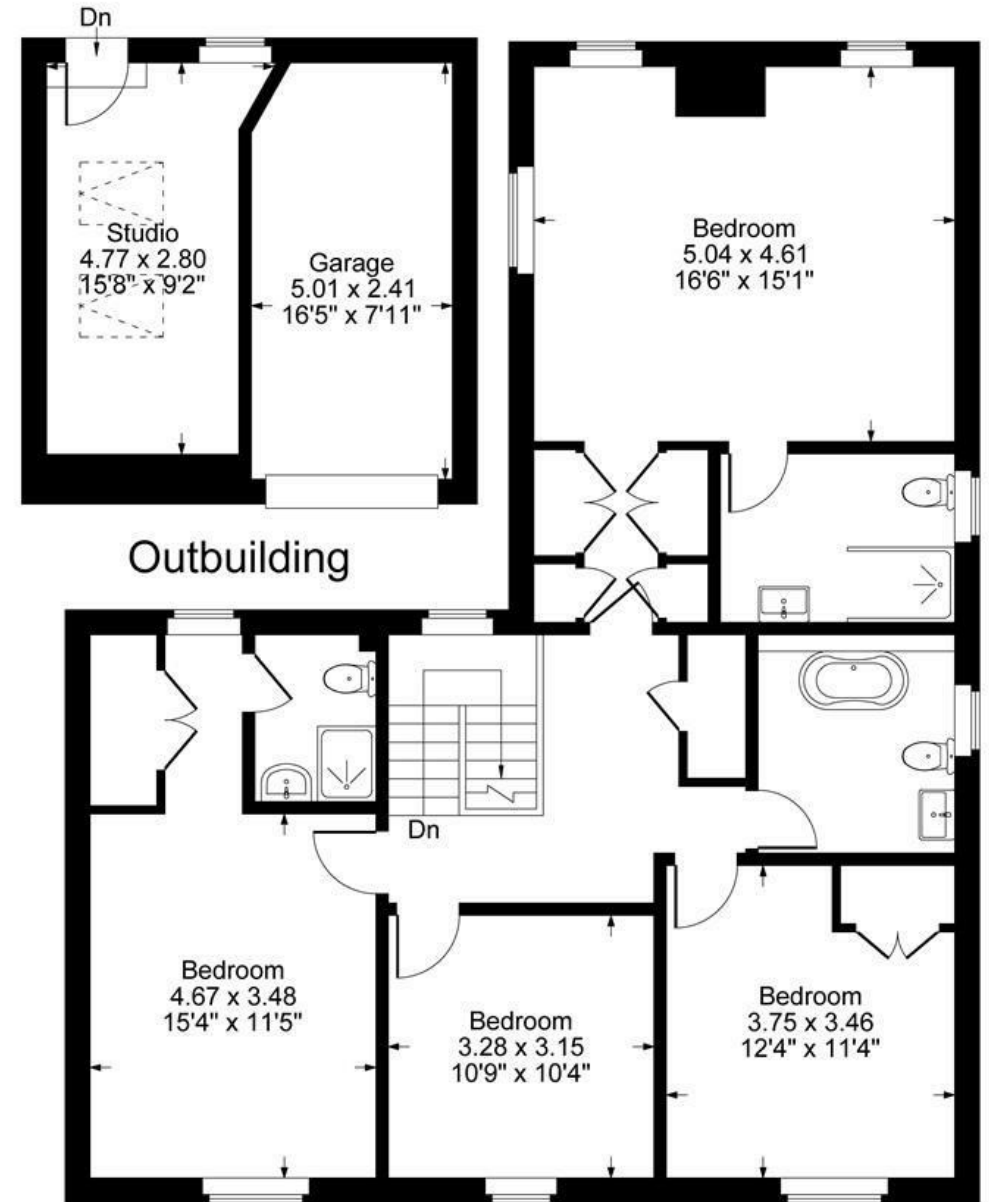




Approximate Gross Internal Area
Ground Floor = 102.11 sq m / 1099 sq ft
First Floor = 102.11 sq m / 1099 sq ft
Outbuilding = 23.59 sq m / 254 sq ft
Total Area = 227.81 sq m / 2452 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



Ground Floor



Outbuilding

First Floor

The Property

Situated within Wychwood Close, Milton House is a substantial detached family home, built in 2007 and offering over 2,000 sqft of well-balanced accommodation. Thoughtfully designed with modern family living in mind, the house combines generous reception space, four double bedrooms and three bathrooms with front and rear gardens, off-street parking and a home office.

A landscaped front garden leads to a welcoming entrance hall with attractive wood flooring, creating an immediate sense of space and quality that continues throughout the house. The impressive double aspect kitchen/dining room offers clearly defined cooking and dining areas while remaining wonderfully sociable. The kitchen is fitted with a cooker, Belfast sink and space for a dishwasher and fridge freezer, while the dining area comfortably accommodates a large table for family meals and entertaining. French doors open directly onto the rear patio, extending the space outdoors during the warmer months.

Across the entrance hall, a spacious utility room provides plumbing for a washing machine, space for a tumble dryer and an additional under-counter appliance, together with fitted wall cupboards and practical drying space. A cloakroom with WC and wash hand basin is also located off the hall.

A particular feature of the ground floor is the superb sitting room, a large living space with excellent proportions for family life. The room enjoys a triple aspect, creating a bright and airy feel throughout the day, and is centred around a log-burning stove. French doors open directly onto the rear patio, providing a natural connection to the garden. To the front of the house is a versatile second reception room, ideal as a study, snug or television room.

The first floor is arranged around a spacious landing with an airing cupboard and provides four generous double bedrooms. The principal bedroom enjoys fitted wardrobes and an en-suite shower room with underfloor heating, a walk-in shower, WC and wash hand basin. A second double bedroom also benefits from fitted wardrobes and its own en-suite shower room, making it an ideal guest suite. Two further double bedrooms are served by a well-appointed family bathroom featuring a roll-top bath, vanity unit with wash hand basin, WC and underfloor heating.

The rear garden offers an excellent outdoor space for both entertaining and family life. A generous patio, accessed directly from both the sitting room and kitchen/dining room, provides an ideal setting for outdoor dining, while the lawn is complemented by planted borders, mature trees and a gravelled seating area. Gated access on both sides of the property leads to the front.

A particular feature of Milton House is the landscaped front garden, designed to create a quiet and sun-filled seating and dining area.

The former double garage has been partially converted to create a studio or home office.

Built to commercial-grade specification, it benefits from soundproofing, power, lighting, electric heating, fire safety measures and two Velux windows providing natural light. The remaining section continues to provide a single garage, complemented by two off-street parking spaces and an EV charging point.

Viewing is highly recommended to appreciate the space, flexibility and quality of accommodation that Milton House has to offer.

Situation

Charlbury is an ancient market town well situated in the Oxfordshire Cotswolds. It has become increasingly popular in recent years with those seeking the benefits of a country lifestyle yet requiring easy access to London, Oxford, and other major centres. The town retains a mainline railway station (Oxford approx. 20 minutes, London Paddington approx. 70 minutes) and enjoys the majority of useful amenities, shops, professional and medical services. Charlbury has several pre-school nurseries and an excellent primary school. The entire town is designated as a Conservation Area and is located within the Cotswolds Area of Outstanding Natural Beauty. Oxford is 17 miles and the towns of Chipping Norton and Witney are 7 miles distance by road.





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