



Spacious period cottage with good transport links

Glebe Farm Cottages, Milton, Oxfordshire OX15 4HH





Attractive village home • Well-presented accommodation • Period features including window seats and exposed beams • Enclosed garden • Good communication links

Local information

Milton is an attractive little village, in between the larger villages of Bloxham and Adderbury, with a range of local facilities including a variety of shops, medical and dental surgeries, public houses and a local bus service. Local shopping can be found in nearby Deddington with more extensive facilities in the market towns of Banbury, Chipping Norton and Bicester, as well as Oxford.

Communication links are excellent with the M40 at both J10 (Ardley) and J11 (Banbury) 7 miles and 10 miles respectively providing swift access to the south and north of the country. Train services are from Banbury to London (Marylebone) with journey times from 56 minutes.

There is a good range of schooling in the area with well-regarded primary schools in Adderbury, Bloxham and Deddington. Local prep schools include St John's Priory (Banbury), Carrdus (Overthorpe), Winchester House (Brackley), and Beachborough (Westbury). Nearby public schools include Tudor Hall (girls) and Bloxham, as well as Kings High (girls), Warwick (boys) and a wide variety in Oxford.

Sporting and leisure activities in the area include golf courses at Tadmorton Heath, Rye Hill (Milcombe) and Cherwell Edge (Middleton Cheney);

racing at Stratford-upon-Avon, Warwick and Cheltenham and a full indoor sports complex in Banbury; motor racing at Silverstone and theatres at Oxford, Stratford-upon-Avon, Chipping Norton and Warwick. Soho Farmhouse, the private members club, and Bicester Village Shopping Centre are both nearby.

Approximate distances and times: Banbury 5 miles, Chipping Norton 10.5 miles, Oxford 20 miles, London 72 miles, M40 J10 10 miles J11 7 miles. Train services from Banbury (5.7 miles) to London Marylebone from 56 minutes.

About this property

Glebe Farm Cottages is an attractive and deceptively spacious, period village house. Originally three cottages it has been thoughtfully converted and improved over the years and provides well-presented accommodation with an array of period features. It benefits from good communication links and access to a range of well-regarded schooling.

The dual aspect sitting room benefits from exposed beams, a window seat and impressive stone inglenook fireplace with wood burning stove. The kitchen features hand painted, in built base and wall units with a wooden surface, Belfast sink, space for a table and door into the garden.



Immediately adjoining the kitchen is a generous, dual aspect dining room with exposed stone wall and window seat. In addition there is a separate study / family room providing further versatile space. There is also a separate utility with door into the garden and WC.

On the first floor is a spacious, dual aspect principal bedroom with fitted wardrobes and en suite shower room. There are then three further double bedrooms and a family bathroom.

To the rear of the property is an enclosed, courtyard garden with a stone terrace area, raised wooden decking and flower bed. There is also a useful shed / storage area.

DIRECTIONS (OX15 4HH)

From Banbury, take the A361 southwards towards Chipping Norton. Proceed through Bloxham. Towards the end of the village take the first exit at the mini roundabout and then the first left onto Milton Road. Upon entering Milton turn left and immediately left again onto Chapel Lane. Continue up Chapel Lane and the property will be directly in front of you as the road bends to the right.

SERVICES

Mains water, electricity, gas and drainage. Gas fired central heating.

COUNCIL TAX BAND: F

DISTRICT COUNCIL: Cherwell
District Council - 01295 227001

TENURE: FREEHOLD

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 1,755 sq ft

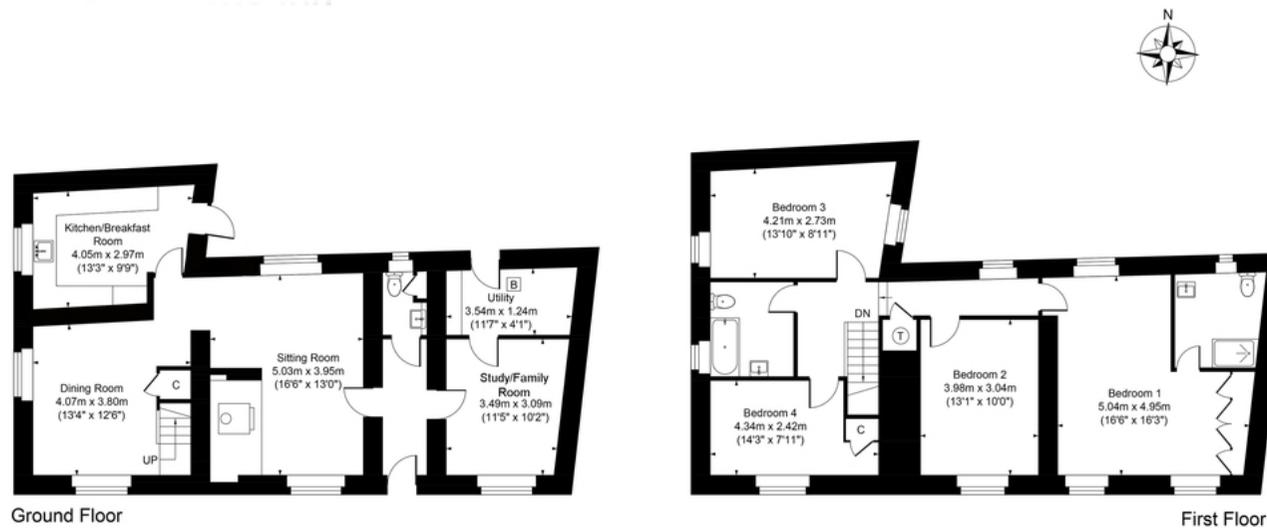
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Approx. Gross Internal Area :- 163.02 SQ.M 1755 Sq.Ft



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
www.dmphography.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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