



Contemporary, spacious family home in village setting

Oak House, 1 Oak Farm Drive, Milcombe, Oxfordshire, OX15 4GA

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Well presented individually designed home • Access to good schooling and communication links • High ceilings • Flexible accommodation • Low maintenance garden • Off road parking and double garage

Local information

Milcombe is a popular village approximately 5 miles south west of Banbury and sits between the villages of Hook Norton and Bloxham. The village has a shop, public house and parish church, with a range of traditional ironstone houses and cottages.

Milcombe benefits from excellent schools locally including primary schools in Great Tew, Hook Norton and Bloxham with Warriner secondary school in Bloxham. For private education, a wealth of opportunities in the area include Sibford School (co-ed), Bloxham School (co-ed), Tudor Hall Girls and the range of Oxford schools. Preparatory schools in the area include St Johns' Priory, Carrdus (Overthorpe), Beachborough (Westbury), Winchester House (Brackley) and Kitebrook. Just 2.5 miles away is Willow on the Farm nursery school which is rated Ofsted Outstanding (as at September 2020).

The nearby market towns of Chipping Norton and Banbury offer extensive retail, leisure and recreational facilities, including theatres. The major towns of Oxford, Milton Keynes, Stratford Upon Avon and Leamington Spa are all within a 35 mile radius and provide excellent opportunities for theatre, cinema, concerts and retail therapy.

Sought after private members club Soho Farmhouse in Great Tew is just 7 miles away and the highly regarded Daylesford Organic Farm Shop located in Kingham is 13 miles away.

Connection on to the M40 Motorway, for Birmingham (Birmingham Intl Airport approximately 46 miles) and the north, or London and the south, at junction 11 approximately 7 miles away. Banbury train station has a regular train service to London (Marylebone) from approximately 56 minutes at peak time.

Sporting activities in the area include golf at Tadmarton Heath and Rye Hill (Milcombe); horse racing at Stratford-upon-Avon, Warwick and Cheltenham; full indoor sports complex at Banbury; theatres at Oxford, Stratford-upon-Avon, Chipping Norton and Warwick; motor racing at Silverstone and excellent local walking, cycling and riding.

About this property

Oak House, 1 Oak Farm Drive is a very well presented, detached property built in 2014 of stone, brick and tile construction. Finished to a high specification, the property offers light and spacious accommodation in a sought after area, with access to a range of well-regarded schooling, good communication links and all the Cotswolds and surrounding area has to offer.



The property benefits from high ceilings throughout, flexible accommodation, under floor heating on the ground floor and high quality fixtures and fittings.

A light and generous hallway leads to a spacious, triple aspect, kitchen / breakfast room with family area. This wonderfully light space forms the heart of the home, with engineered oak floor and stylish in-built, hand painted base and wall units with integral appliances and granite work surfaces. There is a living area with two sets of double doors into the garden and plenty of room for a dining table as well as a family seating area. Accessed from the kitchen is a separate utility room with stainless steel sink and room for separate washing machine and tumble dryer.

The triple aspect sitting room is very spacious and benefits from in-built shelving and cupboards, with double doors on to the terrace. There is also a separate dining room / play room, study and WC.

The first floor includes a spacious, dual aspect master bedroom with en suite shower room and walk in wardrobe. There is a generous, dual aspect guest bedroom with en suite shower room. There is a further double bedroom, two single bedrooms and a family bathroom. The shower room and bathrooms are stylishly fitted with Porcelanosa tiles. There is also a generous loft space.

Surrounding the property on three sides is an enclosed, low maintenance garden ideal for young families.

The terrace has access from the sitting room and kitchen providing a lovely entertaining area. As well as lawn the garden includes a variety of fruit trees, including Victoria plum, Conference and Comice pear, Katy apple and cherry and a raised vegetable bed. To the rear of the house is a tarmac driveway with space for several cars and a spacious double garage with electricity and in built shelving unit.

DIRECTIONS (OX15 4GA)
From Banbury take the A361 towards Chipping Norton. Pass through the village of Bloxham and at the mini roundabout take the second exit towards Chipping Norton. After a short distance take the right turn on to Bloxham Road, signposted Milcombe. On entering the village of Milcombe continue straight along the main road heading towards Hook Norton. Keep going past the church, take the right signposted Wigginton Heath and the property is on the right hand side at the entrance to Oak Farm Drive.

SERVICES

Mains water, electricity and drainage. LPG gas fired central heating with under floor heating on the ground floor.

COUNCIL TAX BAND: G

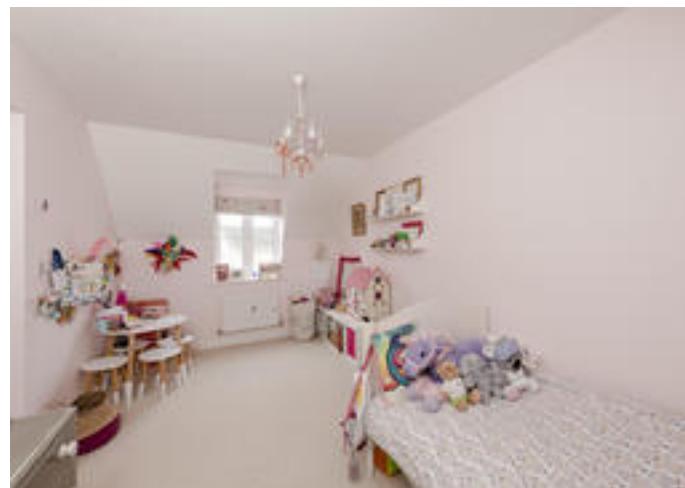
DISTRICT COUNCIL: Cherwell
District Council: Tel: 01295
227001

TENURE: FREEHOLD

Viewing

Strictly by appointment with Savills





Oak House, 1 Oak Farm Drive, Milcombe, Oxfordshire, OX15 4GA

Gross internal area (approx) 1,907.53 sq ft

Outbuildings 427.97 sq ft

Total 2,335.50 sq ft

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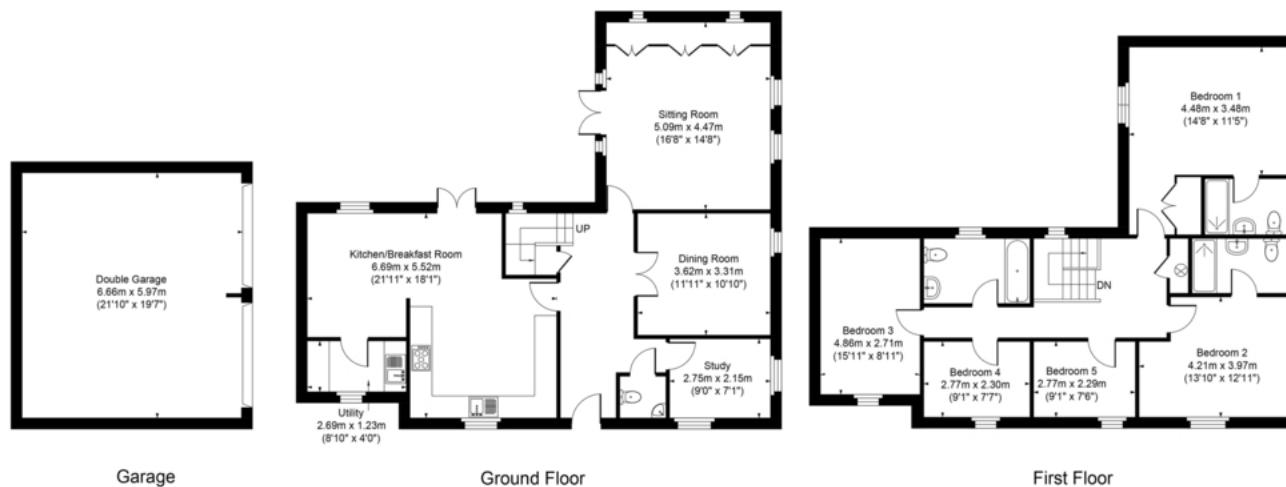
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Main House Approx. Gross Internal Area:- 177.21 sq.m. 1907.53 sq.ft.

Garage Gross Area:- 39.76 sq.m. 427.97 sq.ft.

Total Approx. Gross Area:- 216.97 sq.m. 2335.50 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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	78	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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