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MAXWELLS

13 Church Lane, Milcombe, Banbury, Oxfordshire. OX15 4SA

## Guide Price £235,000 - Freehold

## PROPERTY DESCRIPTION

An extended and well presented two double bedroom house with converted loft room, garage and west facing rear garden. Located in the heart of the delightful village of Milcombe, the house is set back from the road with a lovely front garden laid to lawn and attractive flower borders. A pathway leads to the front door which opens into a porch where you can find plenty of room for coats and shoes. The sitting room is situated on the front of the house with a large double glazed window providing plenty of natural light and stairs rising to the first floor landing. The kitchen is accessed via the sitting room and is fitted with a range of attractive cabinets with work tops over plus a selection of fitted alliances. An extension to the rear of the house provides a dining / breakfast area with double glazed windows overlooking the garden and a door leading out.

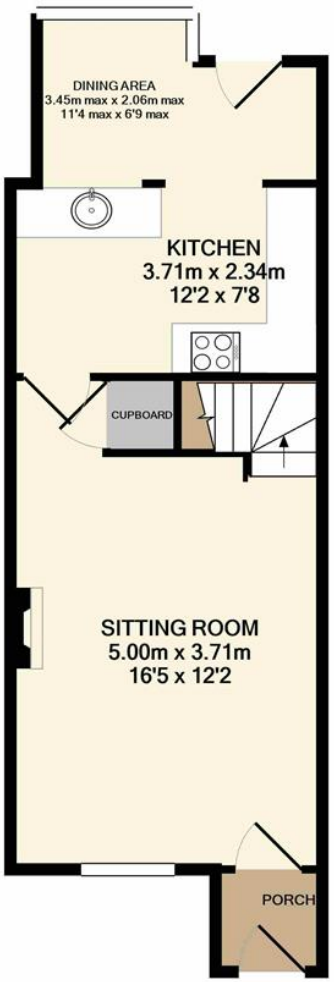
From the first floor landing are doors opening to both bedrooms and the family bathroom plus a drop down ladder leading to the converted loft space which would make an ideal study. The main bedroom is on the front of the house with a big double glazed window and fitted double wardrobes. The second bedroom is also a good sized bedroom with a large double glazed window providing plenty of light and overlooking the fields on the edge of the village. The bathroom is fitted with a white three piece suite and tilling to the splash prone areas.

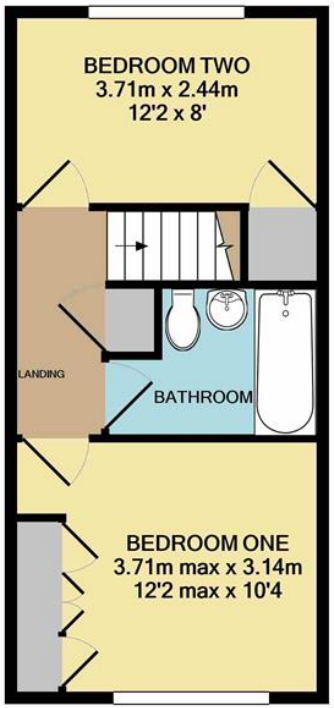
The rear garden is fully enclosed with timber fencing and is west facing. It is laid to paving slabs with a timber gate leading to parking area and garage which is situated in a block behind the houses.

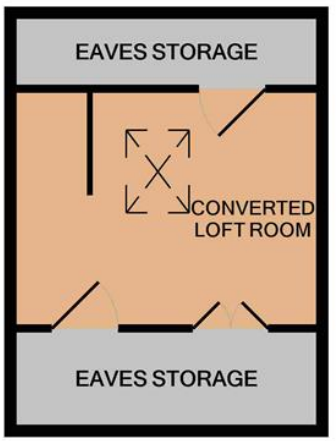
## POINTS OF INTEREST

- EXTENDED HOUSE
- LARGE SITTING ROOM
- FITTED KITCHEN
- DINING ROOM
- CONVERTED LOFT SPACE
- GARAGE IN A BLOCK
- WEST FACING REAR GARDEN

MAXWELLS




GROUND FLOOR
APPROX. FLOOR
AREA 39.1 SQ.M.
(421 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 31.3 SQ.M.
(337 SQ.FT.)

CONVERTED LOFT ROOM
APPROX. FLOOR
AREA 19.0 SQ.M.
(204 SQ.FT.)

TOTAL APPROX. FLOOR AREA 89.4 SQ.M. (962 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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