

BLLENHEIM PLACE, THE OAKS, MARLBOROUGH RD

SOLD STC

GUIDE PRICE £950,000 Freehold

* The Oxford - 5 DOUBLE BEDROOMS * Built By Messrs:
Antler Homes Approximately 15 Years Ago. The Largest
Corner Plot Of The Properties Built. A Unique Opportunity To
Purchase One Of Only 4 Properties Built Within This Exclusive
& Select Development. Externally there is a large SOUTH
FACING R.GARDEN.

*** Bleheim Place: The Oaks, Marlborough Road ***

ONE OF THE FINEST ADDRESS' TO OWN & LIVE IN WITHIN THE LOCAL AREA.

*** The Oxford - 5 DOUBLE BEDROOMS - MASTER BEDROOM & GUEST BEDROOM BOASTING WALK-IN DRESSING ROOMS + EN-SUITE BATHROOM / SHOWER ROOM *** Built By Messrs: Antler Homes Approximately 16 Years Ago. The Largest Corner Plot Of The Properties Built. A Unique Opportunity To Purchase One Of Only 4 Properties Built Within This Exclusive & Select Development Boasting A Large & Professionally Landscaped South Easterly Facing Rear Garden Which Benefits From Backing Onto Coate Water Country Park With The Added Benefit Of Having A Rear Gate Which In Turn Provides Access. A STUNNINGLY PRESENTED & VERY SPACIOUS, DETACHED FAMILY HOME BOASTING: AN AMAZING RECEPTION HALLWAY WITH AN IMPRESSIVE VIEW OF THE GALLERIED STAIRCASE & MEZZANINE LANDING ABOVE, 3 SEPARATE RECEPTION ROOMS, 5 DOUBLE BEDROOMS, 2 EN-SUITES, + WALK-IN DRESSING ROOM TO MASTER BEDROOM + A 4-PIECE FAMILY SIZED BATHROOM, AN IMPRESSIVE 'OPEN PLAN' KITCHEN/BREAKFAST/FAMILY ROOM MEASURING C.22' x 19' + SEPARATE UTILITY ROOM. EXTERNALLY THERE IS A TRIPLE IN WIDTH, BLOCK PAVED DRIVEWAY + A DETACHED DOUBLE GARAGE. A VIEWING IS A MUST TO TRULY APPRECIATED THIS EXCEPTIONAL HOME!

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Electricity supply: Mains

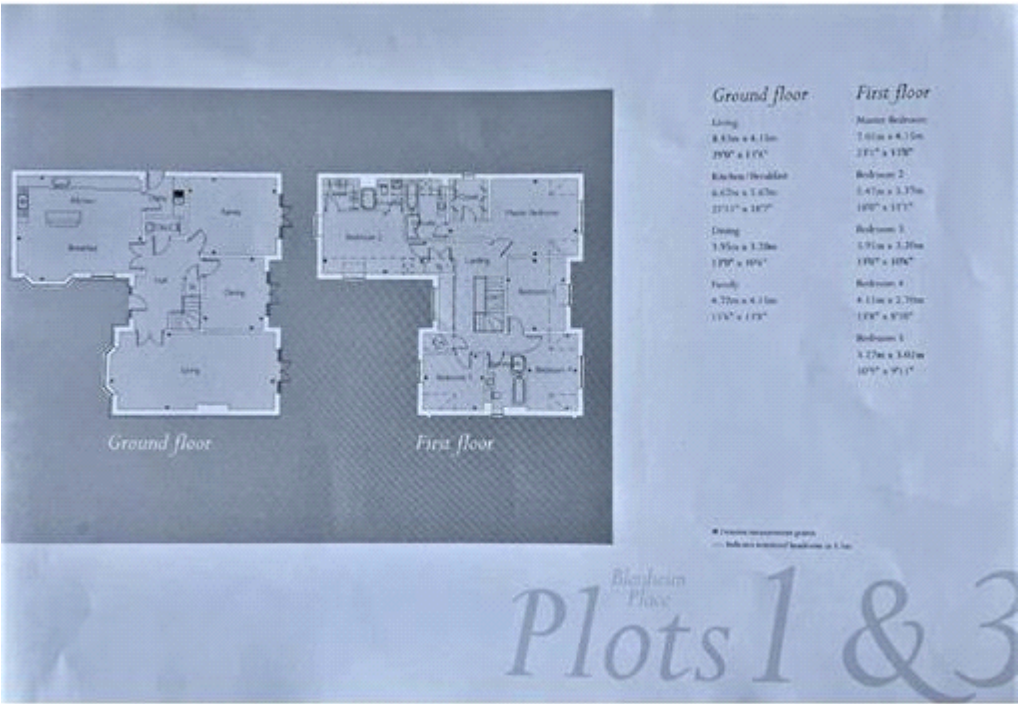
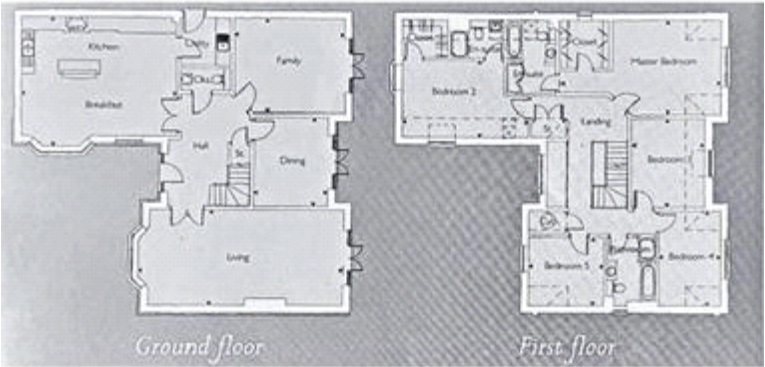
Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.