



Mill House, Merton Road, Ambrosden, OX25 2LS  
Guide price £1,385,000

A rarely available, and substantial period home arranged over two floors, Mill House is offered to the market for the first time in over 50 years, with over 5,000 sq ft of light, spacious, and flexible living space, a delightful rear garden, and a heated pool in an Oxfordshire village with easy access to amenities and commuter links.

This remarkable six-bedroom residence not only boasts features from the original working mill, but it has also been masterfully transformed into a fabulous family home with spacious reception rooms, and an elegant guest suite.

The property, which is arranged across two wings, seamlessly combines historic charm with modern comforts, perfectly suited for multi-generational living.

A light-filled entrance hallway welcomes you into Mill House, and sets the scene for what is to follow. The kitchen/breakfast room is easily the "hub" of this fantastic village property, with floor and eye-level units, a large window overlooking the courtyard garden, space for all your appliances, along with plenty of room for a large table and chairs, making it ideal for casual dining with friends and family.

The drawing room is particularly worthy of note, dual aspect, with French doors leading to the garden it has all the elements you need to host large family gatherings, and to entertain.

Three further reception rooms offer the flexibility to be utilised for any number of purposes, from a formal dining room, a cosy sitting room, to a family room or large study.

The current owners have enjoyed using the room adjacent to the kitchen, which has a door to the courtyard garden as a playroom when the children were young; it now makes for a lovely study.

A utility room, laundry room, larder, and two cloakrooms

complete the ground floor accommodation.

The hallway to the front of the property boasts black and white tiled flooring and has an elegant staircase leading to the first floor, which has five bedrooms, one with the benefit of having an en-suite bathroom.

A second bathroom serves the remaining four bedrooms.

A second staircase in the main entrance hallway leads to another large bedroom with an en-suite bathroom and large loft room, making for the perfect guest suite, or master bedroom.

Outside the generous grounds are beautifully landscaped, with mature trees, colourful shrubs, large areas of lawn, a patio for al-fresco dining and an attractive pathway leading to an outdoor pool, which provides a true retreat for both relaxation and entertaining.

Steeped in heritage, with flexible accommodation, and easy access to amenities both in the village and the nearby towns, this is a truly special home with space for all the family to enjoy.

Practical needs are covered by a large storage shed, the pump room and access to the side garden to the right-hand side of the property via the courtyard adjacent to the kitchen,

Ambrosden is a small village located in the Cherwell district of North Oxfordshire, three miles south of Bicester and 13 miles north of Oxford.

The villages' amenities include St. Mary the Virgin Parish Church, a village hall, local shops including a post office, lending a real feeling of community.

There is a primary school in the village itself and a secondary school located a few miles away in nearby Bicester.

Bicester itself is a historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, a Sainsbury's supermarket and cinema complex.

For those who commute Bicester North and Bicester Village stations offer a frequent service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.

By road, the M40 is within easy reach at J9 or J10 and offers access to London, the M25, Oxford and Birmingham. The A41, A43, and A34 are also within easy reach

Bicester Village is a dream destination for designer shopping with 170 luxury boutiques all on your doorstep and is a few minutes drive or a five-minute walk from the town centre.

In addition to the many shops the town has to offer there is a Tesco superstore, a Marks and Spencer Food Hall, a new retail park, David Lloyd Club, and Bicester Hotel and Golf, all within a short drive.





Accommodation Comprises:

Ground Floor - Large Entrance Hallway, Kitchen/Breakfast Room, Study, Dining Room, Sitting Room, Utility Room, Laundry Room, Storage Cupboard, Inner Hallway, Two Cloakrooms.

First Floor - Large Double Bedroom Overlooking The Rear Garden With An En-Suite Bathroom, and Access To Loft Storage.

First Floor Accessed Via A Second Staircase In The Hallway To The Front Of The Property. Has Five Bedrooms, A Family Bathroom, and An En-Suite To One Of The Bedrooms.

Outside - Gated Entrance To The Front Of The Property, Driveway Parking, Double Garage. Enclosed Garden To The Right Hand Side, Enclosed Rear Garden, Heated Pool, Pool House, Storage Shed.

Freehold Property.  
Stone- Built With Tiled Roof.

Services:

Mains Electric - OVO Energy

Mains Water - Thames Water

Gas Central Heating 2 Boliers - British Gas

Broadband Coverage - B.T Check With Ofcom  
Mobile Phone Coverage - Check With Ofcom.

Local Authority - Cherwell District Council  
Council Tax Band - G





**Approximate Gross Internal Area 5068 sq ft - 471 sq m  
(Excluding Outbuilding & Including Garage)**

Ground Floor Area 3149 sq ft - 293 sq m

First Floor Area 1919 sq ft - 178 sq m

Outbuilding Area 57 sq ft - 5 sq m



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 66                      | 75        |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



