



Stadhampton Road, Little Milton

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Ostlers Brook is an idyllic picture postcard cottage with charm and character in abundance, thought to date back to the mid 1800's. The property is located on the very edge of this popular South Oxfordshire Village and has been enlarged over two phases in the mid 1970's and early 2000's.

In brief the accommodation comprises, entrance hall, reception room with a dual aspect and wood burning stove, the kitchen/dining room is generous in size with ample space for large dinner parties and French doors opening onto the garden. A cloakroom and utility room complete the lower level. Upon the first floor are the four bedrooms with the master boasting an ensuite shower room, the remaining three are served by the main family bathroom.

Externally the gardens are to the front with a large lawn area running parallel to the brook, there are large double gates for secure parking and two sheds with light and power.

Little Milton is a sought-after South Oxfordshire village set in rolling countryside west of the Chilterns The village has a thriving community with a primary school, church, a popular pub (The Lamb) and a village shop & post office. A wider range of services can be found in the nearby regional centres of Oxford, Thame, Wallingford, all within a 30 minute drive. Communications are excellent, the village is within striking distance of London and Oxford; junction 7 of the M40 is just three miles to the north.

Entrance Hall

Double glazed window to the rear aspect

Cloakroom

Fitted with a low level WC, wash hand basin, radiator and extractor fan.

Living Room

31' 9" x 10' 9"

Double glazed windows to the front and rear aspects, wood burning stove, radiator, TV point, exposed beams & brickwork, Radiator & underfloor heating. Integrated ceiling speakers linked to Sonos. bespoke shelving and cabinet unit designed for audio equipment.

Kitchen/Dining Room

20' 1" x 14' 8"

Double glazed windows to the side and rear aspects, fitted with a selection of hand built floor and wall cabinets by Neptune kitchens with solid wooden worktops and Belfast sink unit. Built in appliances includes a Miele double oven, hob, and extractor fan over. Exposed beams and brickwork with tiled floor, underfloor heating, ceiling lantern and French doors to the rear garden. TV point.



Utility Room

17' 2" x 5' 10"

Fitted with a selection of floor and wall units, inset sink unit, space and plumbing for a washing machine and tumble dryer, floor mounted oil boiler, cupboard housing unvented hot water cylinder. Tiled floor, door to rear entrance. High pressure Kinetico water softener.

Landing

Radiator, loft access,

Bedroom 1.

12' 7" x 9' 10"

Two double glazed window to the rear aspect, radiator, wall lights, built in double wardrobe, sloping ceilings. TV point.

En-Suite Shower Room

Double glazed window to the rear aspect, suite comprising a low level WC, pedestal wash hand basin, shower cubicle. Heated towel rail

Bedroom 2.

8' 3" x 10' 2"

Double glazed window to the rear aspect, radiator, built in wall to wall wardrobes. TV point.

Bedroom 3.

11' 8" x 7' 7"

Double glazed window to the rear aspect, radiator, sloping ceilings. TV point.



Bedroom 4.

9' 4" x 7' 5"

Velux window, built in wardrobe and bookshelf, radiator, loft access. TV point.

Family Bathroom

Double glazed window to the rear aspect, suite comprising a low level WC, pedestal wash hand basin and bath with shower over. Stripped wood floor, towel rail, spotlights. Integrated ceiling speakers linked to Sonos.

Agents Note

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Associate of an Employee of the Connells Group of companies.





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Stadhampton Road, Little Milton

A chocolate box four bedroom detached cottage dating back to the mid 1800's offering spacious accommodation, oozing charm and character with an abundance of features. Ostlers Brook is ideally located on the edge of one of Oxfordshire's most sought-after villages with excellent access to the M40.

Price

£825,000

Tenure: Freehold

EPC Rating: E

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