



CHILTERN VIEW
LITTLE MILTON

TIM RUSS
& COMPANY



CHILTERN VIEW LITTLE MILTON OXFORDSHIRE

A substantial home with attractive elevations and gardens, nestled at the end of this desirable cul-de-sac in a most sought after Oxfordshire village.

GUIDE PRICE £775,000



The Property

Having remained in the same ownership for over 30 years, this family home has been excellently maintained and improved to now provide a high level of flexible accommodation over two floors.

Within the primary residence there are four individual reception spaces, all of which are complimented by the newly refitted kitchen and spacious reception hall. Refitted within the last 2 years, the kitchen features an extensive range of shaker style wall and base units under a Quartz work surface with inset Belfast sink. A courtesy door leads from the kitchen into the double garage which features plumbing for a utility area. There is a breakfast room, formal dining room, sitting room with open fireplace and orangery overlooking the stunning rear garden. Completing the ground floor is a fully self-contained annexe. The living area features plumbing for a kitchenette and there is a double bedroom and shower room. The annexe enjoys private access down the side of the primary residence and could also feature as part of the main residence should one desire.

To the first floor, this family home has benefitted from a substantial extension above the double garage. The principal suite is accessed via a spacious dressing room and enjoys the use of a sizable four-piece en-suite bathroom. The room itself measures in excess of 17' x 15' with an abundance of eaves / wardrobe storage and two dormer windows overlooking the front aspect. The three

remaining bedrooms all feature built-in wardrobes, with bedroom two additionally benefitting from an en-suite shower. Completing the first floor is the family bathroom.

Outside

Externally, the front driveway provides off-road parking for several vehicles whilst mature planting, pretty beds and a stunning Virginia creeper both soften the façade whilst providing privacy from neighbouring homes. Access to the rear garden is afforded down the side of this detached residence. The gardens have been meticulously maintained by the homeowner and are lined with a range of colourful beds and borders and mature trees. There is a graveled terrace, central lawn and towards the foot, an established vegetable garden.

Location

Little Milton is situated approximately 9 miles from Oxford and 2 miles from Junction 7 of the M40. The M40 provides excellent access to London and the Midlands. There is a fantastic train service, taking 45 minutes to London from Didcot Parkway and 36 minutes from Haddenham & Thame Parkway. Little Milton is a quaint Oxfordshire village with many period properties, mainly built in local stone. Little Milton has a Primary School, church, village post office/shop, public house and a play group all within a short walk. It is in the catchment area for Wheatley Park School at Holton and there are many popular independent preparatory and senior schools in Oxford and Abingdon. The nearby market town of Thame provides a wide range

of shopping. There is excellent local access into Oxford whilst Le Manoir aux Quat'Saisons is a pleasant 20 minute stroll up the road.

Post code for SatNav: OX44 7QP

Additional Information

- **Council Tax Band - G**
- **EPC Rating – D**
- **Services** – Mains electricity, water, drainage and oil fired central heating
- **Local Authority** – South Oxfordshire District Council
- **Tenure - FREEHOLD**

Ref: TH/3152





Ground Floor

First Floor

17 Chiltern View
 Approximate Gross Internal Area
 Ground Floor = 141.7 sq m / 1,525 sq ft
 (Including Garage)
 First Floor = 93.5 sq m / 1,006 sq ft
 Total = 235.2 sq m / 2,531 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	
(39-54)	E	56
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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