



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

12 Thame Road, Great Milton, OX44 7HY



SITUATION

Great Milton is right at the top of many buyers wish list. With its own shop, post office, pub, highly regarded local primary school and bus service into Oxford, the village is both picturesque and full of life.

Rural but incredibly well connected, Great Milton is just five minutes drive from junction 7 on the M40 and trains from nearby Haddenham and Thame parkway will take you into London in just over half an hour.

Bedrooms 4 | Bathrooms 2 | Receptions 2 | EPC C

Services: Gas central heating and mains drainage.

Council Tax Band: D

South Oxfordshire District Council



DESCRIPTION

A fantastic opportunity to purchase a family home in an extremely sought after village. The accommodation includes a generous entrance hall with plenty of room for hanging coats and storing belongings, leading through to the inviting family room, with wooden flooring, an open fireplace and a tucked away study area. Adjoining the family room, is the well-proportioned, light and airy kitchen/breakfast room. It overlooks the paved patio at the rear of the property, which is ideal for outdoor dining. There is also a utility area providing garden access and a ground floor shower room. In addition to the kitchen and family room, there is a separate sitting room offering ample space for relaxation and entertainment.

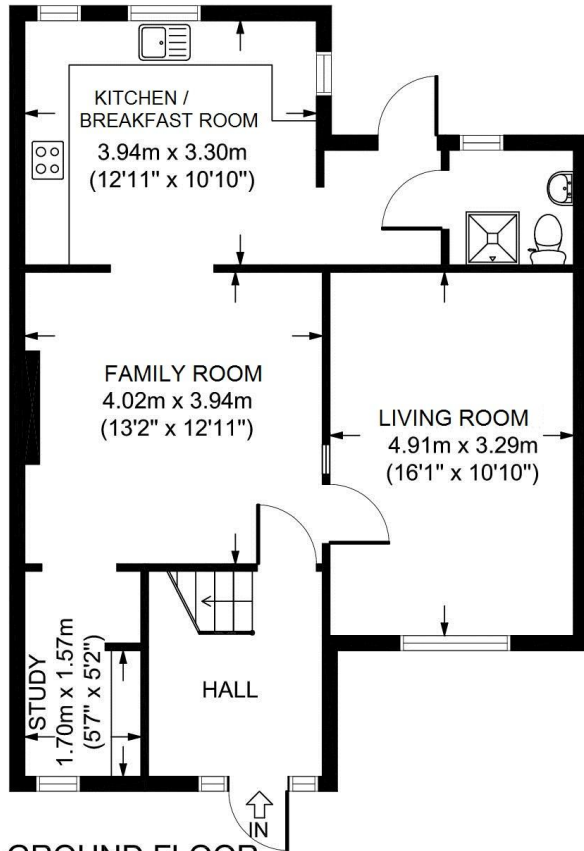
This deceptively spacious home includes four bedrooms as laid out on the floorplan and a family bathroom.

Of particular note is the established 150ft rear garden backing onto fields and providing a spacious and tranquil setting. At the bottom of the garden are several wooden sheds offering storage space and the front of the property features a large gravelled driveway.

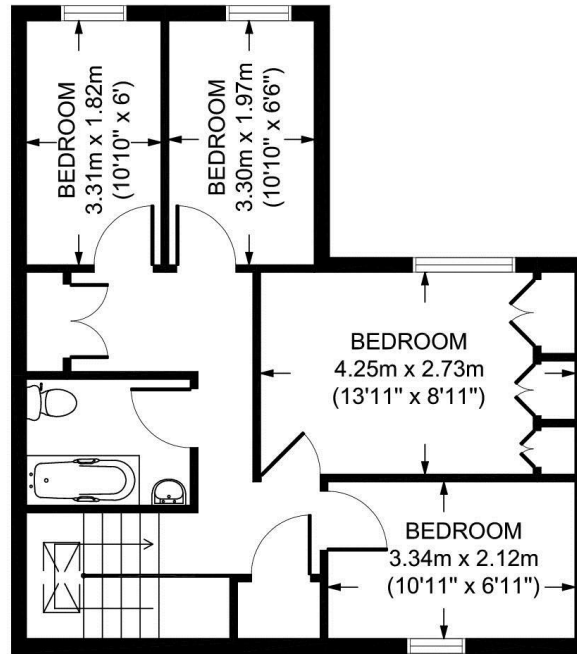
This is a much-loved family home in a highly desirable village location, which is in need of some updating and offers the potential for a new family to make it their own.

**VIEWINGS STRICTLY BY
APPOINTMENT THROUGH MORGAN
& ASSOCIATES**





**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 667 SQ FT**



**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 527 SQ FT**

APPROX. GROSS INTERNAL FLOOR AREA 1206 SQ FT / 112 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	70	
(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	

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

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