



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Wades Cottage, Lower End, Great Milton, OX44 7NF



GREAT MILTON

Great Milton is right at the top of many buyers wish list. With its own shop & post office, 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 2 | Bathrooms 1 | Receptions 2 | EPC D

Services: Gas central heating and mains drainage.

Council Tax Band: D

South Oxfordshire District Council



WADES COTTAGE

Wades cottage is an attractive double fronted period cottage in the heart of Great Milton, with light and well-proportioned accommodation, good ceiling heights and original details.

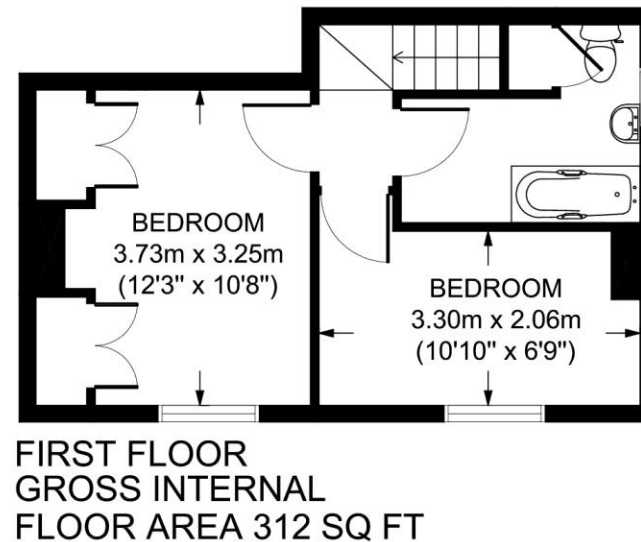
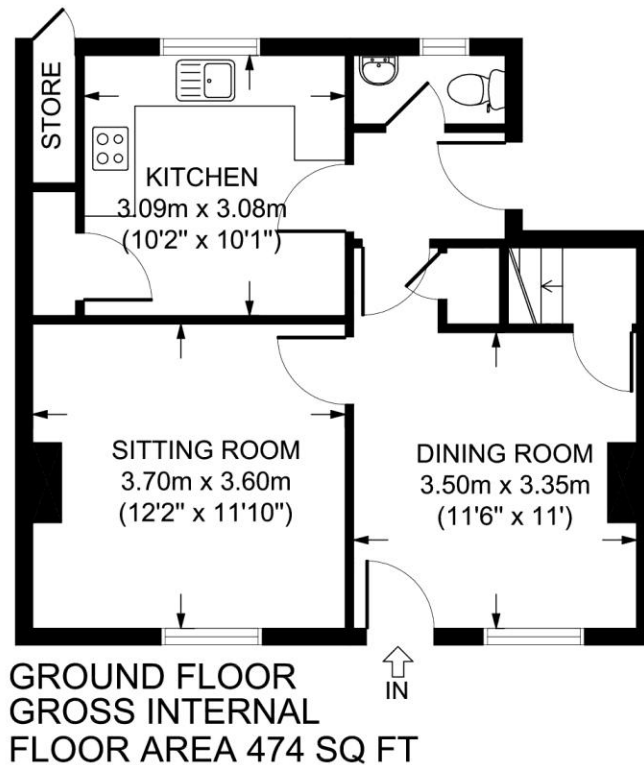
The ground floor accommodation includes a sitting room with wood burning stove and a separate dining room/2nd reception both situated to the front of the property. Overlooking the garden there is a modern kitchen with wooden worktops, a larder style cupboard and a ground floor guest cloakroom.

Upstairs there are two bedrooms and a bathroom. The main bedroom is a very good size and includes two built in wardrobes and the second bedroom is a small double. There is also a modern bathroom with shower over the bath.

Outside the cottage has a small enclosed garden laid to lawn with a good sized sunny patio area. Parking is on street. Wades Cottage is a fantastic opportunity to buy a pretty, practical and perfectly formed cottage in an extremely sought after location.

**VIEWING STRICLY BY
APPOINTMENT THROUGH MORGAN
& ASSOCIATES**





APPROX. GROSS INTERNAL FLOOR AREA 786 SQ FT / 73 SQ M

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

