



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

6 Milton Manor Drive, Little Milton, OX44 7PT





## LITTLE MILTON

Little Milton is ideally positioned for someone seeking village life but requiring great access to communications and to the amenities offered by a larger town or city.

The village itself is a short drive from the M40 at junction 7 and only seven miles from the historic city of Oxford, with a multitude of museums, shops and restaurants. There is a frequent fast train service to London from the mainline stations of Didcot and Haddenham & Thame Parkway.

Little Milton is a small village with a thriving and sociable village community and offers an excellent range of amenities including a well-regarded primary school, church, village post office/shop & café, country pub/restaurant, recreation ground and a pre-school for the under 5's all within a short walk. It is in the catchment area for Wheatley Park School at Holton and there are many popular independent schools in Oxford and Abingdon.

**Bedrooms 3 | Bathrooms 1 | Receptions 1 | EPC D**





## 6 MILTON MANOR DRIVE

6 Milton Manor drive is a wonderful mid terrace home, which has been much improved by the current owners. Its three bedrooms make it perfect for a family and its immaculate presentation means you could move in without having to so much as lift a paintbrush. Tucked away from the road in this popular development, the property is moments away from the Little Milton Nature Reserve and numerous countryside walks.

Light and bright, the house moves from a spacious entrance hall with ground floor guest cloakroom, through to a fabulous modern open plan kitchen/dining room overlooking the garden, a perfect space for both family living and entertaining.

The rear of the house is complemented by a low maintenance, enclosed lawned garden with decked terrace and stone built storage shed. There is a single garage situated in a block at the rear and on road parking.

The ground floor also enjoys a well-proportioned separate living room overlooking the front gardens with original parquet flooring and wood burning stove.

Upstairs light spills into the vaulted landing, there are three bedrooms and built-in wardrobes makes even more of the space. The bathroom, as with the rest of the property, is immaculately fitted and maintained.

6 Milton Manor Drive is a fantastic home that offers wonderful living space in a lovely location.



6, Milton Manor Drive, Little Milton, Oxford, Oxfordshire

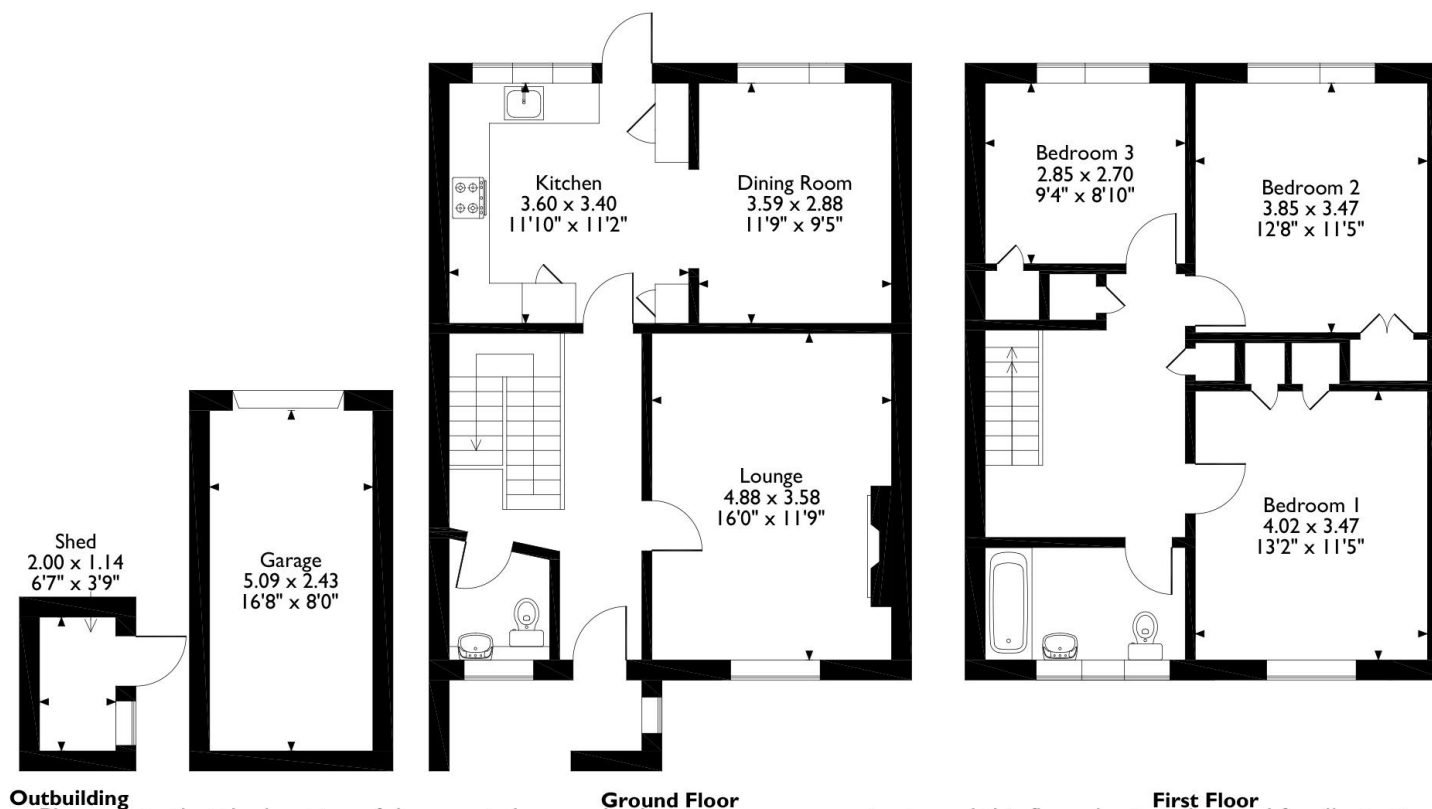
Approximate Gross Internal Area

Main House = 118 Sq M/1271 Sq Ft

Garage = 12 Sq M/129 Sq Ft

Outbuilding = 2 Sq M/21 Sq Ft

Total = 132 Sq M/1421 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 76        |
| (55-68) <b>D</b>                            | 61                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## SERVICES

Oil fired central heating, mains water and mains drainage.

South Oxfordshire District Council

Council Tax Band D

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

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.

Morgan & Associates

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