



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

4 Creinar Cottages, Little Milton, OX44 7QA



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.

Bedrooms 3 | Bathrooms 1 | Receptions 2 | EPC D



4 CREMAR COTTAGES

A well-presented three bedroom "cottage style" semi-detached home, conveniently located within walking distance of the village's many amenities.

Across the generous driveway providing off street parking for several cars, you'll find the house nicely set back from the road. The ground floor accommodation is laid out to offer a lovely open plan flow to the house. As you enter the property, there are two front reception rooms with oak flooring. To the left is a well-proportioned light and airy dual aspect sitting room with wood burning stove and to the right a separate dining room with feature fireplace.

Adjoining the dining room and conveniently situated to the rear of the property is a well-appointed modern kitchen with breakfast bar, practical rear entrance porch, French doors opening out onto the garden and a separate utility area and ground floor guest cloakroom.

Upstairs the home offers 3 good size bedrooms, views across the fields and a family bathroom with bath and shower overhead.

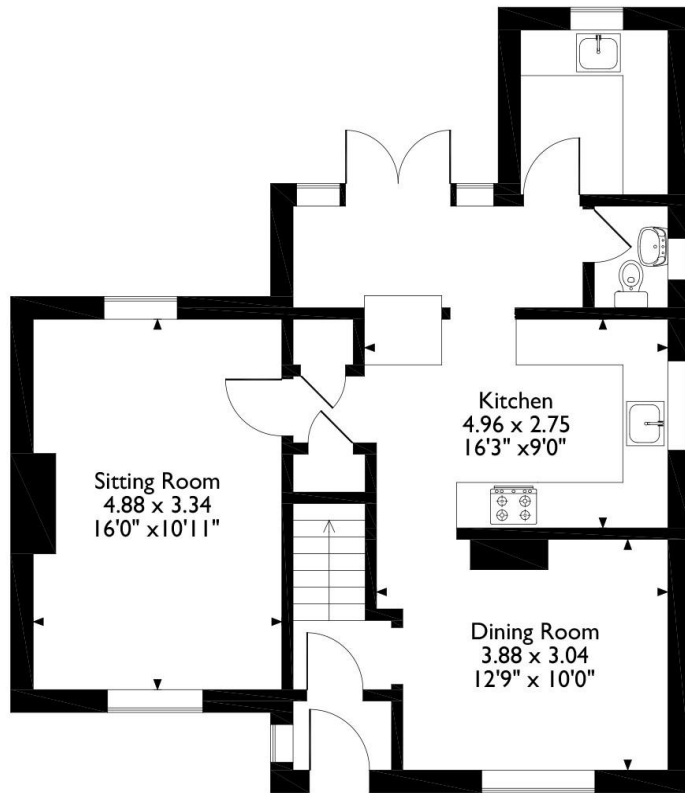
Outside and of particular note is the sizable garden backing onto the village playing fields, which is mostly laid to lawn with mature hedging and raised beds.

This is a great village home perfect for both upsizers and downsizers alike. It equally has the potential to be extended, subject to the necessary planning consents. The vendor has received historical planning for an annexe (Planning ref P17/S3657/FUL & P19/S1034/HH)

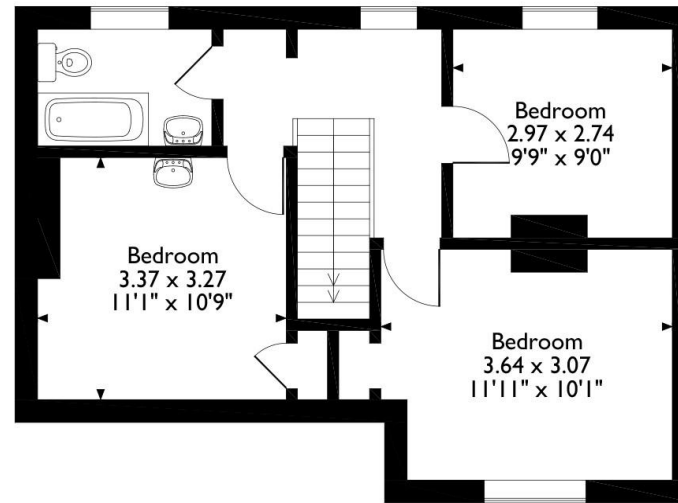


4 Cremar Cottages, Oxford, Oxfordshire

Approximate Gross Internal Area
104 Sq M/1119 Sq Ft



Ground Floor



First Floor

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.

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		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
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 WITH MORGAN & ASSOCIATES

Morgan & Associates

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