



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

The Old Stable Yard, Great Milton, OX44 7NY

A wonderful single storey stand out barn conversion, set in a peaceful village location. The Old Stable Yard sits in a generous plot of c.1.25 acres with stabling, barn, pond and driveway parking, in the most sought after village of Great Milton.

GREAT MILTON

Situated in the attractive and highly regarded village of Great Milton c. 8 miles south east of Oxford and c. 7 miles west of Thame. Great Milton itself is right at the top of many buyers' wish lists. With its own pub and highly regarded local primary school, the village is both rural and full of life.

Incredibly well connected, Great Milton has its own bus service into Oxford, is just five minutes from junction 7 on the M40 and trains from nearby Haddenham and Thame will take you into London in just over half an hour. There is also a first-class range of independent and preparatory schools in the area.

SCHOOLING

Along with the village primary school, there is an excellent selection of independent schools in nearby Oxford and Abingdon (both c.8 miles distant).

- The Dragon
- St Edwards
- Oxford High
- Summerfield's
- Headington Girls School
- Cothill
- Radley College
- Abingdon





THE OLD STABLE YARD

The Old Stable Yard is a stunning home discreetly tucked away and sits on a generous plot of c.1.25 acres on the edge of the highly sought after village of Great Milton. There are some houses that 'stand out' as being just that bit special. The Old Stable Yard is one of those, it's no exaggeration to say that this house stops you in your tracks. The house is a short walk from the popular local pub (The Bull) as well as the well regarded village primary school. Great Milton itself is home to Le Manoir aux Quat' Saisons, the renowned luxury Michelin starred hotel and restaurant. The village is surrounded by gorgeous countryside walks but is only moments from junction 7 of the M40. Fast trains from nearby Haddenham and Thame Parkway will get you into the capital in three quarters of an hour and the historic city of Oxford is only 8 miles away.

The approach is via a private gated gravel driveway, which leads to the triple stable block, with tack room, workshop and ample parking beyond. This space also has the potential to be converted into garaging, a self-contained annexe or office space.

The Old Stable Yard is a much loved and stunning horseshoe shaped home with stylish interiors, which has been impeccably converted from an agricultural barn, echoing the original barn's form. This house offers generous square footage and fabulous open plan living space where the natural light spills in through the floor to ceiling glazing. It has been thoughtfully designed and we love a home that is both beautiful and practical.

Access to the property is through the inner courtyard. Into the house itself and you'll find an impressive 30ft light and airy open plan kitchen/dining/living room, the welcoming heart of this home, with bifolding doors, floor to ceiling glazing and limestone flooring with underfloor heating. The kitchen itself is bespoke with high end fittings and comes complete with kitchen island, there is also plenty of room for a large dining table, creating a sociable, family centred space ideal for both family living and entertaining. The living room is at the far end, snug and cosy but with plenty of space and bespoke fitted shelving and cabinets. There is also a sizeable utility area neatly tucked away off the kitchen behind closed doors, which has a convenient stable door -





perfect for taking off muddy boots and drying off the dog after a country walk!

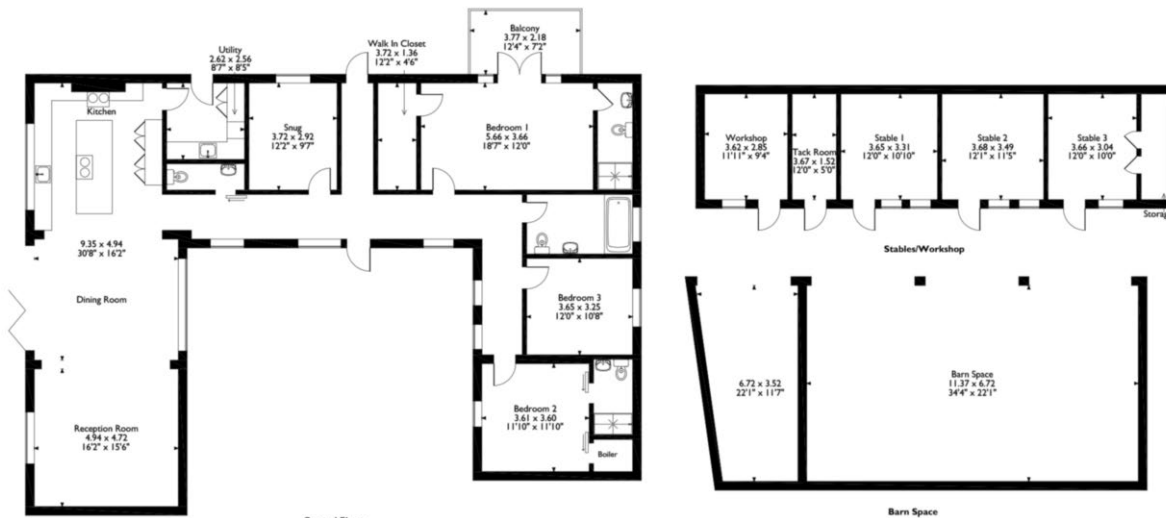
The living space flows seamlessly out onto the fabulous, paved terrace with pergola perfect for entertaining and relaxing with attractive South facing lawned gardens beyond, surrounded by mature hedging and young trees. A keen gardener would much enjoy the space. It also comes with the benefit of a large barn tucked away in the corner of the garden. The Old Stable Yard neighbours rolling farmland and enjoys open field views. There is also the possibility of renting up to 4 acres of adjoining paddock land by separate negotiation.

Across the connecting hallway, the house continues to wow, there is a guest cloakroom and separate snug with built in bookshelves. Flexible in purpose this room would also make an ideal home office, playroom or 4th bedroom. There are three well-proportioned double bedrooms, two of which benefit from en-suite shower rooms and a family bathroom with freestanding double ended roll top bath. As throughout the rest of the property, the bedrooms and the bathrooms are immaculately presented throughout. The principal bedroom is particularly generous with walk in wardrobe and an ensuite shower room. It also enjoys direct access to the decked terrace overlooking the property's very own spring fed pond complete with carp.

The Old Stable Yard is a fabulous home in the country, with generous living space both inside and out, commutable to London and is ideal for families, upsizers, downsizers and weekenders alike.



The Old Stable Yard, Thame Road, Great Milton, Oxford, Oxfordshire,
 Approximate Gross Internal Area
 Main House = 196 Sq M/2110 Sq Ft
 Stables/Workshop = 58 Sq M/624 Sq Ft
 Barn Space = 99 Sq M/1066 Sq Ft
 Balcony external area = 9 Sq M/97 Sq Ft
 Total = 362 Sq M/3897 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.

SERVICES

Mains gas, mains water and mains drainage.

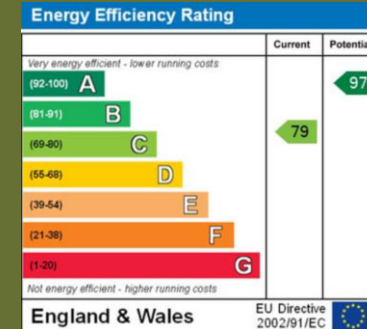
LOCAL AUTHORITY

South Oxfordshire District Council

TAX

Council Tax Band E

VIEWINGS STRICTLY BY APPOINTMENT WITH MORGAN & ASSOCIATES



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