



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Tolesbury Dale, Thame Road, Great Milton, OX44 7NY



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. The village is surrounded by delightful countryside with a network of footpaths and bridleways. The Oxfordshire Golf Club and the Waterstock Golf Club are nearby.

Bedrooms 3 | Bathrooms 2 | Receptions 1 | EPC C



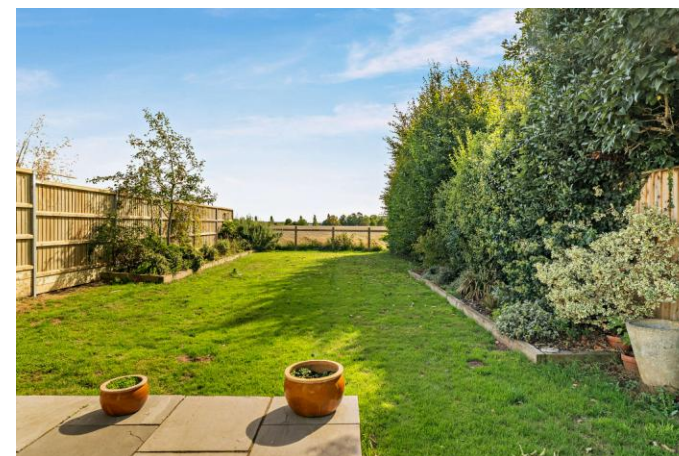
TOLESBURY DALE

Set back from the road in a peaceful village setting, this recently extended and thoughtfully updated bungalow is offered with no onward chain.

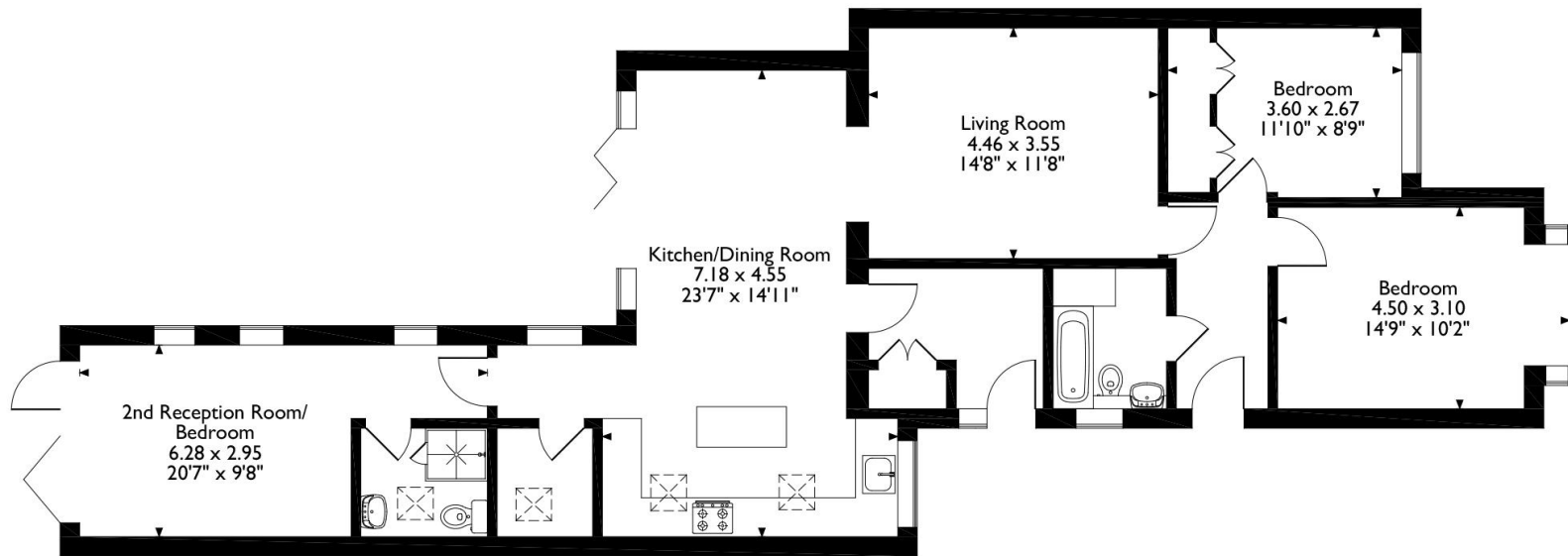
Inside, the accommodation is light and spacious throughout. The entrance hall leads to a generous living room, which flows seamlessly into the impressive open-plan kitchen/dining room, with bi-fold doors opening directly onto the paved terrace, this is an ideal space for both everyday family living and entertaining. The contemporary kitchen is fitted with a central island, integrated appliances and a separate utility room, providing excellent storage and practicality.

At the rear of the property, a versatile 2nd reception room/third bedroom or study enjoys views over the south-facing garden and open countryside beyond. This room also benefits from a dressing room and en-suite shower, making it perfect as a guest suite or private workspace. Two further double bedrooms are located at the front of the property, alongside a family bathroom.

Externally, the south-facing rear garden is predominantly laid to lawn and backs directly onto open fields, creating a wonderful sense of space and tranquillity. To the front, the property benefits from ample driveway parking.



Tolesbury Dale, Thame Road, Great Milton, Oxford, Oxfordshire
Approximate Gross Internal Area
107 Sq M/1152 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) A		
(81-91) B		83
(69-80) C	72	
(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	

SERVICES

Mains gas, 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

The Old Post Office, Haseley Road, Little Milton, Oxon OX44 7PP

Tel: 01844 279990 | Email: property@morganandassociates.co.uk

www.morganandassociates.co.uk



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