



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

Land adjacent to The Old Stable Yard, Great Milton, OX44 7NY



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.

**Bedrooms 4 | Bathrooms 3 | Receptions 1**



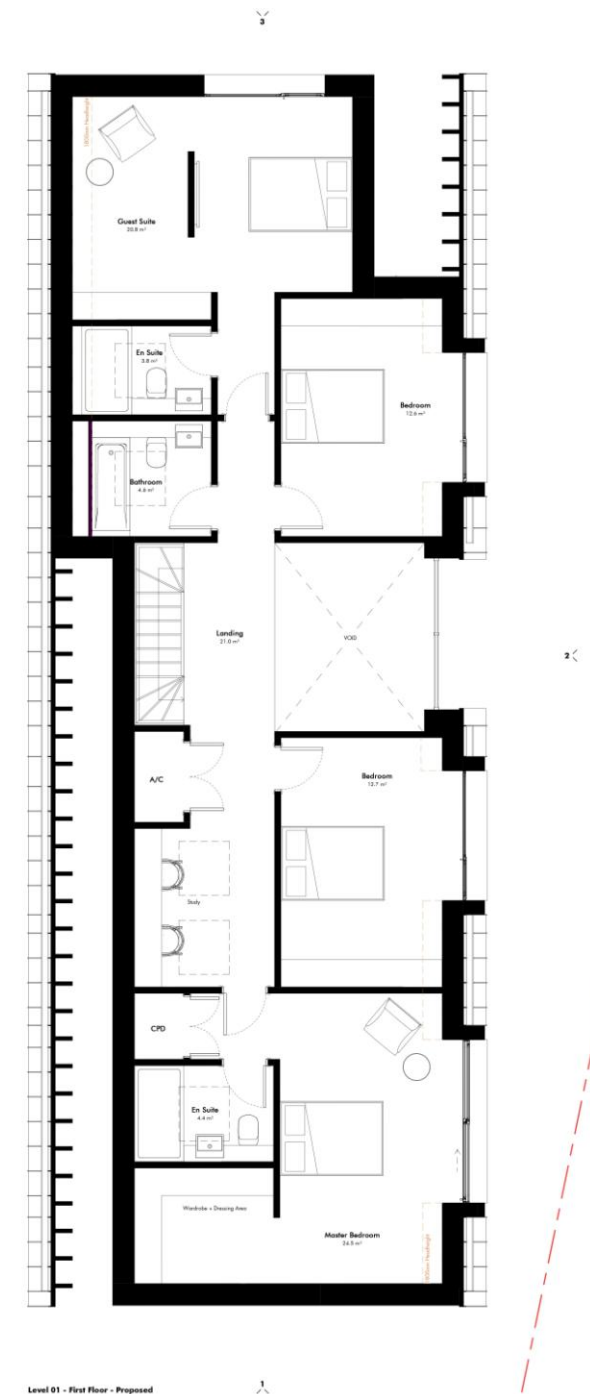
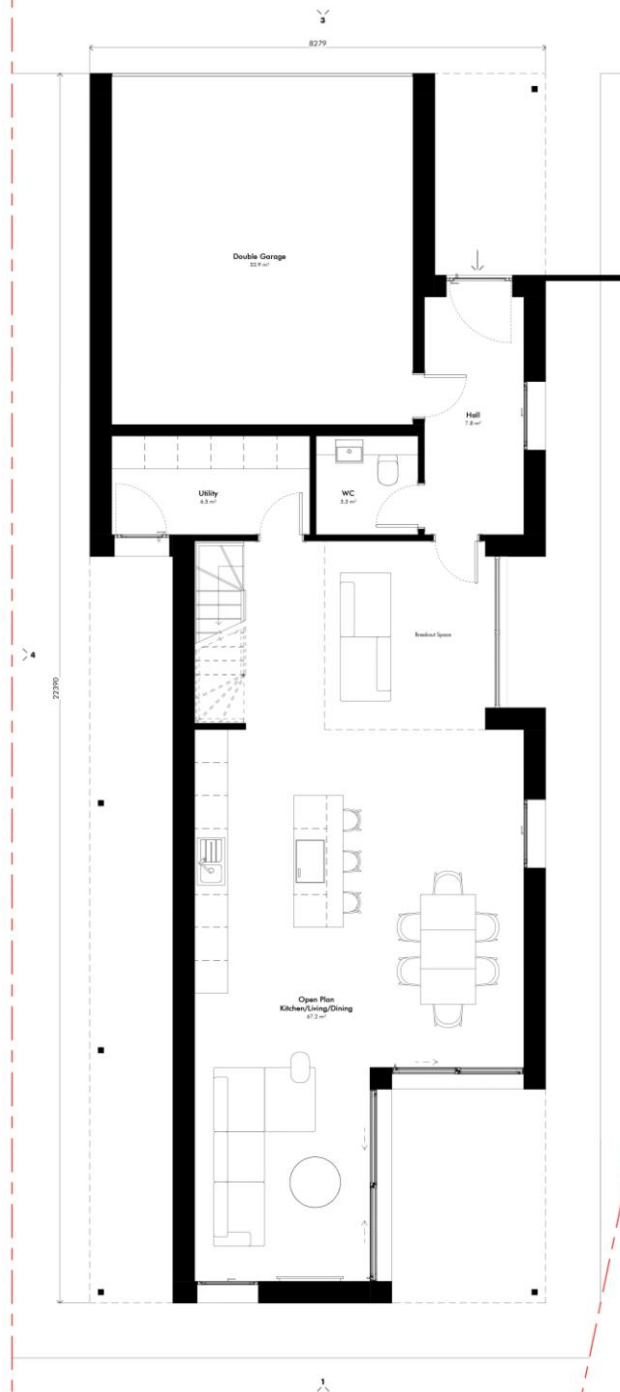
## LAND ADJACENT TO THE OLD STABLE YARD

A rare opportunity to purchase a self-build plot with outline planning permission (Ref: P25/S1522/O, SODC) for a striking contemporary four bedroom/ detached home of 247 m<sup>2</sup> (2,659 sq ft), including a double garage.

The proposed design offers generous open plan living space, with the potential to create a bespoke family home. The plot also benefits from driveway parking and field views.

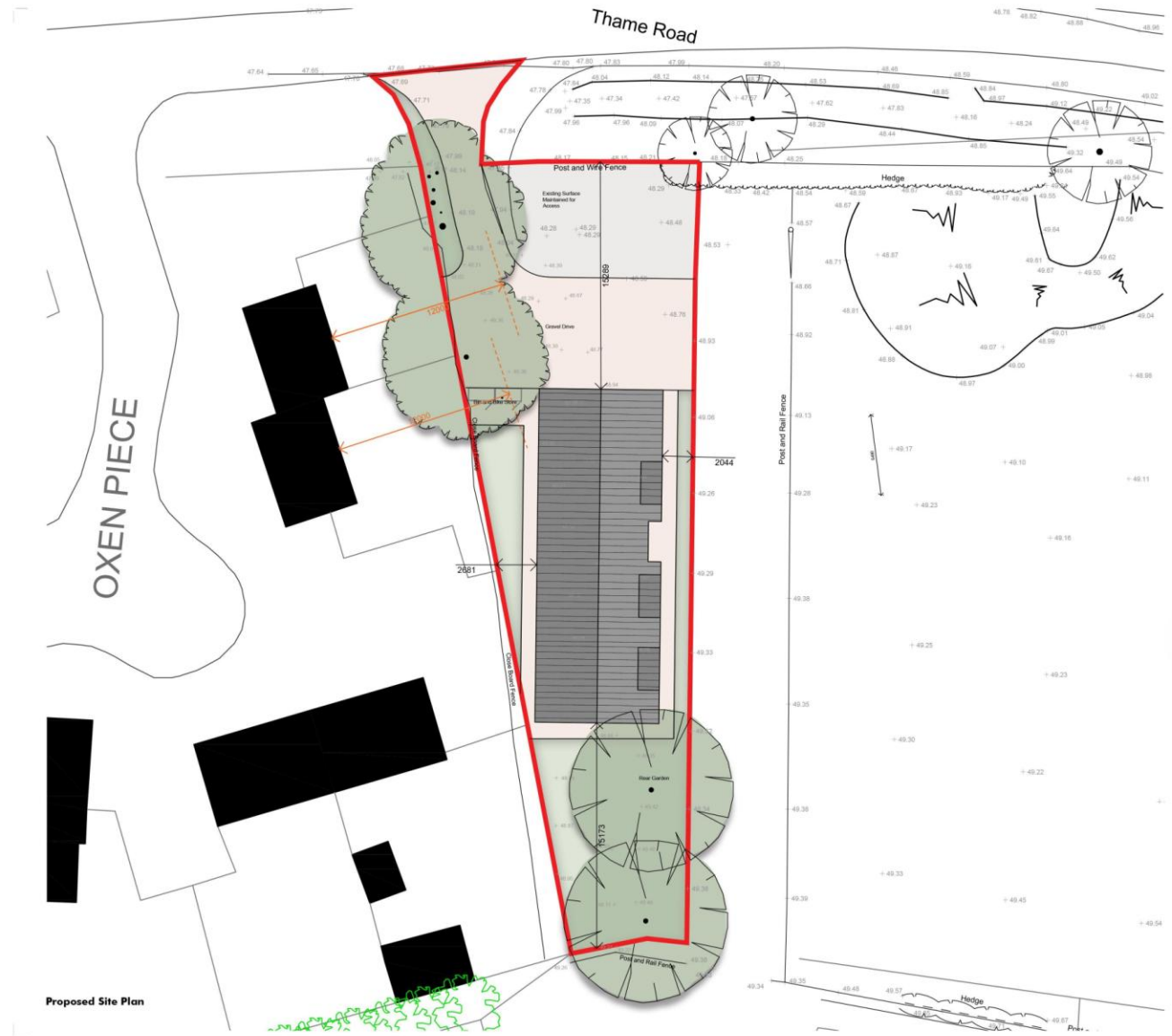
This is an exceptional chance to build a home tailored to your needs in one of Oxfordshire's most sought-after villages. Set within a peaceful and established residential location, the plot is within walking distance of the village school and pub.

For further planning details, please visit the SODC planning portal using reference: P25/S1522/O.



## FEATURES

- Rare opportunity to build your own home.
- Self-build plot of 0.15 acres.
- Permission for a contemporary 4 bedroom detached house.
- Outline planning permission granted – Ref: P25/S1522/O (SODC).
- Proposed house including double garage: 247 m<sup>2</sup> / 2,659 sqft.
- Set within an established and peaceful residential setting.
- Highly sought-after south Oxfordshire village.
- Within walking distance of village school and pub.
- Excellent local access to Oxford and to London via the M40.



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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