



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

Orchard House, 63 High Street, Little Milton, OX44 7PU





## LITTLE MILTON

Little Milton is a small and picturesque Oxfordshire village, set amidst unspoilt countryside with wonderful walks. It has a thriving and sociable community and offers an excellent range of local amenities including a well-regarded primary school, church, village post office/shop & café, busy country pub/restaurant, recreation ground and a pre-school for the under-fives all within easy walking distance. The village falls within the catchment for Wheatley Park School at Holton and is well placed for access to a wide selection of independent and preparatory schools in both Oxford and Abingdon.

Orchard House is ideally positioned for those seeking the charm of village life combined with excellent connections. Little Milton lies approximately 9 miles from Oxford and just 2 miles from Junction 7 of the M40, providing superb access to London, the Midlands and beyond. For commuters, mainline stations at Haddenham & Thame Parkway offer frequent and fast rail services to London Marylebone.

**Bedrooms 4 | Bathrooms 2 | Receptions 2 | EPC D**





## ORCHARD HOUSE

Orchard House is an attractive four-bedroom link-detached family home, tucked away behind electric gates in the heart of the sought-after South Oxfordshire village of Little Milton. Offering spacious, well-balanced accommodation, generous gardens, secure driveway parking and a garage, the property is ideally placed within walking distance of the village school, shop/post office, pub/restaurant, church and village hall.

The ground floor accommodation includes an entrance hall with guest cloakroom, a dual-aspect sitting room with stone fireplace and wood-burning stove, and French doors opening onto the terrace – perfect for entertaining. Adjoining the sitting room is a separate study/playroom overlooking the gated gravelled driveway. Across the entrance hall the open-plan kitchen/dining room is fitted with a range of units and appliances, including an Aga and separate oven. The adjoining utility room offers additional storage and access to a covered walkway leading to the single garage, currently used as a gym and benefiting from air conditioning.

Upstairs, a light galleried landing with picture window leads to the principal bedroom with fitted wardrobes and en suite bathroom. There are three further bedrooms (two with fitted cupboards), all benefit from air conditioning, and a family bathroom.

The property is set back behind a stone wall with electric gates opening to a gravelled driveway offering ample parking, an EV charging point, and access to the garage. Of particular note is the rear garden – predominantly laid to lawn with established borders, rose beds, an apple tree, and a kitchen/vegetable garden at the far end. A gravelled terrace runs the length of the house, alongside a raised pond with filtration system.

Orchard House is an ideal family home in the heart of Little Milton





63, High Street, Little Milton, Oxford, Oxfordshire  
Approximate Gross Internal Area  
172 Sq M/1851 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>		80
(55-68) <b>D</b>	58	
(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, mains drainage and air conditioning.

South Oxfordshire District Council.

Council Tax Band E

**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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