



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

The Old Smithy, 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.

The Old Smithy 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.

Comprehensive shopping and leisure facilities can be found in the nearby market town of Thame, with its weekly market, or in the city of Oxford, which offers extensive retail, cultural and recreational amenities including theatres and museums.

SITUATION

- Oxford c.8 miles
- Thame c.7 miles
- London c.52 miles
- M40 J7 c.2 miles





THE OLD SMITHY

A delightful four-bedroom detached family home, The Old Smithy offers spacious, well-proportioned accommodation set within a generous plot in the sought-after South Oxfordshire village of Little Milton. The property is set back from the village road behind the original 19th-century stone smithy from which it takes its name.

Ideally located within walking distance of the popular village pub and restaurant, The Lamb, as well as the local primary school, post office and shop, the property also benefits from excellent transport links - Junction 7 of the M40 is just a five-minute drive, and Oxford city centre is around 20 minutes away.

The accommodation is arranged over two floors and flows from a welcoming entrance hall with guest cloakroom through to a light-filled sitting room featuring a log burner and French doors opening onto a conservatory overlooking the rear garden. Across the hall, the kitchen is fitted with a breakfast bar, range cooker, integrated dishwasher, and provides side access to the garden. Two further reception rooms - currently a dining room and snug - provide flexible living space, ideal for a playroom, home office, or family room.

Upstairs, the generous landing leads to four bedrooms, including a principal bedroom with en suite shower room and views over the rear garden. One of the additional bedrooms includes a dressing/study area, and there is a recently updated family bathroom with bath and separate shower.

Outside, the property is surrounded by a front lawned garden and a particularly generous enclosed rear garden with established shrubs and hedging, creating an ideal setting for children, pets, and outdoor entertaining with two terraced areas.

To the front, the property is accessed via a shared driveway providing ample parking. The detached stone outbuilding (The Old Smithy) extends to about 630 sq. ft and is currently used as a double garage/workshop, offering excellent potential for conversion (subject to the necessary consents).



The Old Smithy is a great village home - ideal for families, upsizers, or downsizers seeking village life within easy reach of Oxford and London.

SCHOOLING

Along with the village primary school and preschool, 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



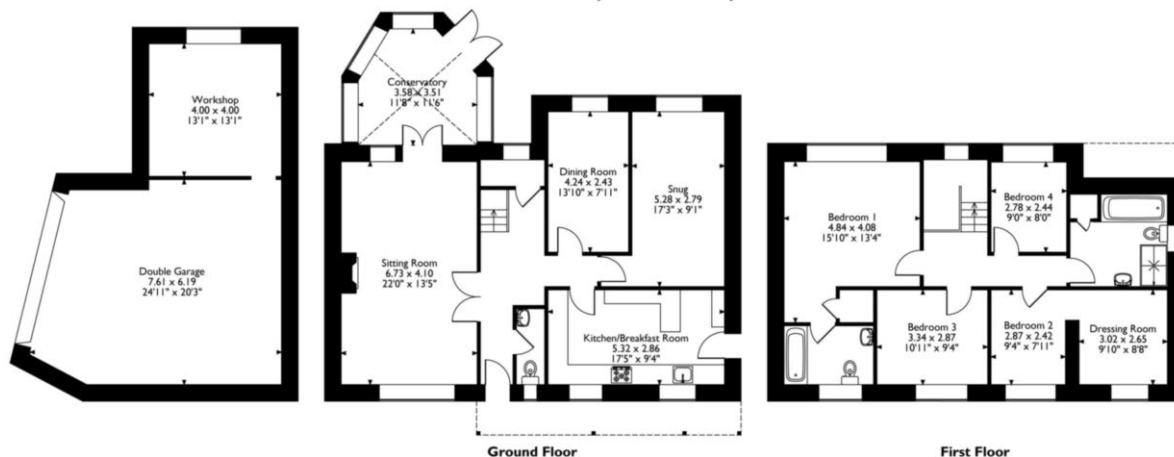
The Old Smithy, High Street, Little Milton, Oxford, Oxfordshire

Approximate Gross Internal Area

Main House = 174 Sq M/1873 Sq Ft

Garage/Workshop = 59 Sq M/635 Sq Ft

Total = 233 Sq M/2508 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

Oil fired central heating, mains water and mains drainage.

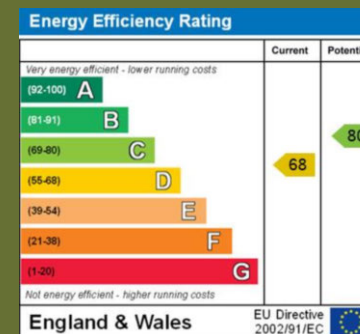
LOCAL AUTHORITY

South Oxford District Council

TAX

Council Tax Band G

VIEWINGS STRICTLY BY APPOINTMENT WITH MORGAN & ASSOCIATES



Morgan & Associates

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