



Church Road, Great Milton, Oxfordshire





5-6 Priory Bank

A picturesque and charming cottage in the heart of this popular Oxfordshire village, Great Milton.



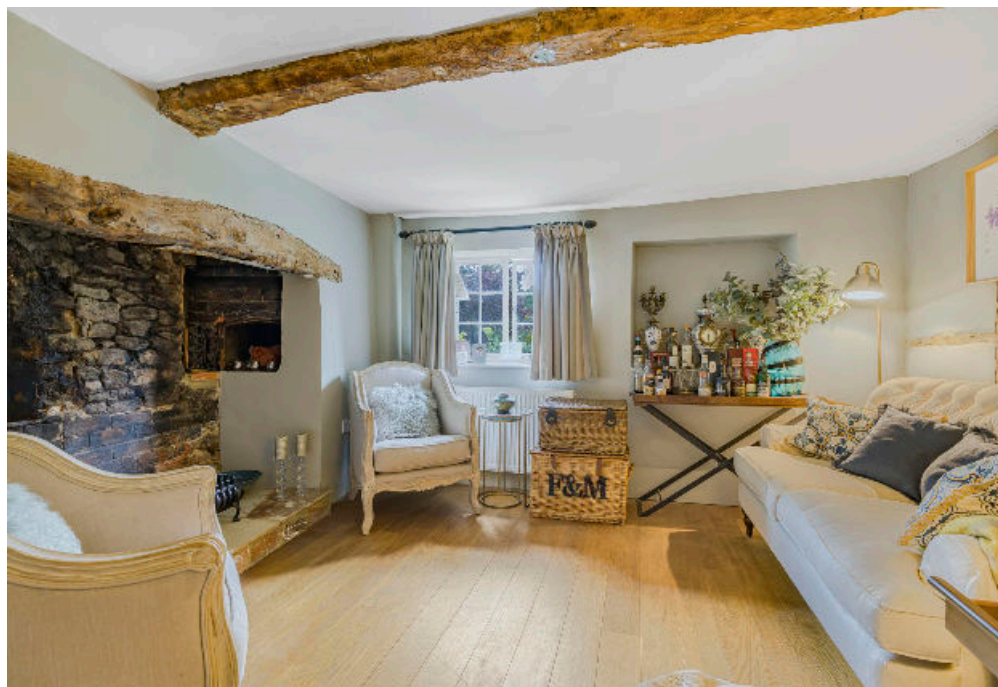
Tenure: Available freehold

Local authority: South Oxfordshire District Council

Council tax band: E







The Property

Located in the sought-after village of Great Milton, 5-6 Priory Bank was originally two cottages that, in recent years, has been lovingly transformed into a spacious, luxurious home with a wealth of traditional features, including exposed beams, oak, stone and welsh slate flooring, and wood-burning stoves. As you enter this stone-built, Grade II listed thatched home, you are greeted by a good-sized reception hall with flagstone flooring and a sizeable wood-burning stove. Off the hall is a utility room, cloakroom, and the hub of the house, a large flexible sitting/dining room, which has been extended to create an impressive and versatile family room with double-height pitched ceilings, as well as floor-to-ceiling oak-framed windows and bi-fold doors on to the courtyard terrace. The high-end, contemporary fitted Tom Howley kitchen with integrated appliances has been excellently finished. It benefits from a built-in seated area and pitched ceilings. Additionally, on this floor, there is a snug and access to the cellar and secondary access stairs leading to the bedrooms.

Upstairs there are four double bedrooms. The principal bedroom is a bright and airy space, benefiting from an en suite and the height and windows of the extension, with views of the mature walled garden. There is also a family bathroom and hall with seating.

Externally, the lower terrace is surrounded by walled gardens and borders filled with colour. Steps lead you to the secluded upper garden, which has been landscaped, providing areas for quiet relaxation and al fresco dining complemented by well-stocked borders and lawn. There is a detached and well sized double garage which is accessed by a lane to the rear of the property. The garage includes a room above and the detached building could be converted into a separate annex, subject to planning consent. Well stocked borders are located along the front elevation of the property with side access leading to the rear garden.





Location

Great Milton is one of South Oxfordshire's most sought-after villages, lying between the Chiltern Hills and the city of Oxford. The village is conveniently placed for both a London commute and country living. Great Milton has a number of local facilities, including a village school, two churches, a public house, a shop, and a post office, as well as the renowned hotel and double Michelin-starred restaurant Le Manoir aux Quat'Saisons.

A more comprehensive range of services can be found in Oxford and Thame, with the nearby M40 providing easy access to Oxford, the Midlands and London. Wallingford, Didcot, Reading, and Henley on-Thames are all within easy reach, alongside the highly regarded Oxford schools, including The Dragon, Summer Fields School, Headington School, Rye St Antony, Magdalen College School, Oxford High School, d'Overbroeck's, and St Edward's School amongst many others. Rupert House in Henley and Moulsoford Prep School in Wallingford are also within easy reach.



Approximate Gross Internal Area 2027 sq ft – 189 sq m
 Ground Floor Area 1158 sq ft – 108 sq m
 First Floor Area 869 sq ft – 81 sq m
 Garage Area 420 sq ft – 39 sq m
 Loft Above Garage Area 420 sq ft – 39 sq m



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the particulars.

Knight Frank
Oxford Sales
 274 Banbury Road
 Oxford
 OX2 7DY
knightfrank.co.uk

I would be delighted to tell you more
Ellie Fieldwick
 01865 264850
ellie.fieldwick@knightfrank.com



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