

Tinkers Cottage

GREAT MILTON, OXFORDSHIRE, OX44 7NS

bespoke
BY BRECKON



Tinkers Cottage is a charming home
in a wonderful position overlooking
the green in Great Milton.



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Approx Gross Internal Area: 4,251 sq. ft (including stores)

TINKERS COTTAGE, THE GREEN, GREAT MILTON, OXFORDSHIRE, OX44 7NS

Breckon & Breckon
est. 1947



IMAGES FROM LEFT:
Sitting Room, Garden Room

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Tinkers Cottage sits on a generous plot of in excess of 0.33 of an acre and has been extended, improved and includes an additional cottage that was acquired and cleverly incorporated into Tinkers. The house extends to 2,610 square feet and still has lots of potential to extend (subject to the relevant consents)



IMAGES FROM LEFT:
 Living Room, Living room through to Sitting Room,
 Kitchen, Dining Room



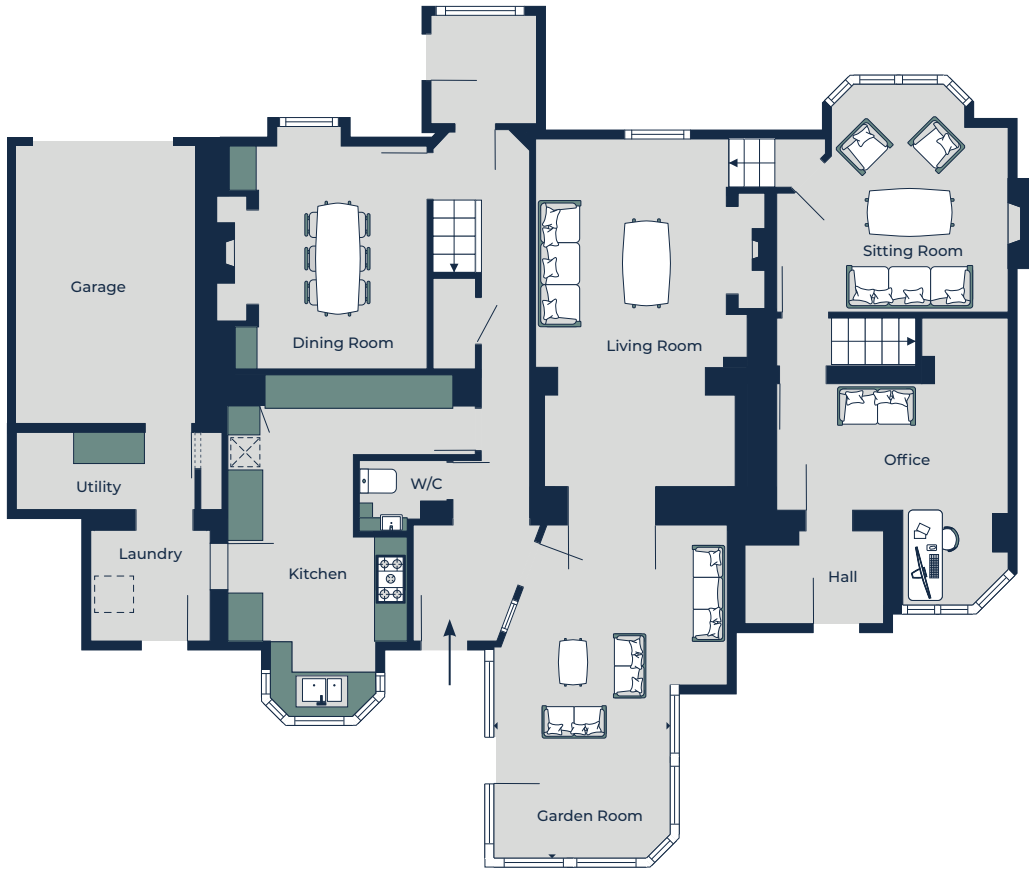
On the ground floor, there are two beautiful reception rooms either side of the central staircase – packed with character features. Through the sitting room is lovely further reception room with a window that overlooks the green. There is a study then to the rear. At the back of the property is a garden room, kitchen, laundry room, boot room and WC. The house also has a generous internal garage.



IMAGES FROM LEFT:
Principal Bedroom

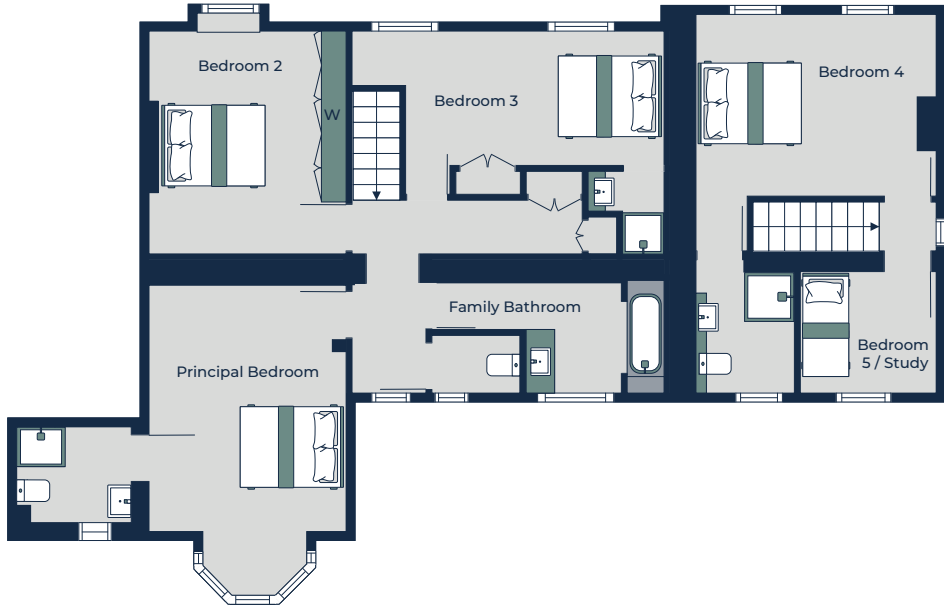


Upstairs, there is a lovely principal bedroom with ensuite shower-room that overlooks the garden. There are also two further bedrooms and a family bathroom in the original house. In the additional cottage accessed via a separate staircase is a pretty bedroom, again overlooking the green, with an ensuite a study / further bedroom that could also be used a nursery or smaller single bedroom.



GROUND FLOOR

Living Room	5.98m x 3.65m	19'8" x 11'11"
Sitting Room	3.98m x 3.92m	13'1" x 12'10"
Office	4.94m x 3.98m	16'2" x 13'1"
Garden Room	5.73m x 3.04m	18'10" x 10'0"
Kitchen	5.88m x 4.26m	19'3" x 14'0"
Dining Room	3.84m x 3.40m	12'7" x 11'2"
Utility	2.06m x 1.91m	6'9" x 6'3"
Garage	4.84m x 3.59m	15'11 x 11'9



FIRST FLOOR

Principal Bedroom	5.34m x 3.39m	17'6" x 11'2"
Bedroom 2	3.84m x 3.39m	12'7 x 11'2
Bedroom 3	5.37m x 2.81m	17'7 x 9'3"
Bedroom 4	4.13m x 3.07m	13'7" x 10'1"
Bedroom 5 / Study	2.34m x 2.09m	7'8" x 6'10"
Family Bathroom	3.26m x 1.94m	10'8" x 6'4"

IMAGES FROM LEFT:
Bedroom 4, Bedroom 5, Bedroom 3



IMAGES:
Rear View



The house is wonderfully versatile, overflowing with charm and history. The garden has been lovingly tended to by the previous owners with areas of wild garden, vegetable patches and little seating areas that take advantage of the sun at various times during the day. It is also quiet and private. To the rear of the home is a large outbuilding (where the previous owners ran a business for many years). It extends to over 1,600 square feet and offers potential for a plethora of uses. It also has off road parking and vehicular access for the rear for several cars.

Storage 1

Storage 2

Storage 3

Storage 4

Storage 5

Storage 6

Storage 7

(Not Shown In Actual Location / Orientation)

STORAGE SPACES		
Storage 1	4.49m x 2.40m	14'9" x 7'10"
Storage 2	8.26m x 4.49m	27'1" x 14'9"
Storage 3	9.12m x 6.27m	29'11" x 20'7"
Storage 4	2.19m x 1.21m	7'2" x 1.21"
Storage 5	3.71m x 2.44m	12'2" x 8'0"
Storage 6	2.99m x 2.21m	9'10" x 7'3"
Storage 7	4.94m x 2.91m	16'2" x 9'7"

Tinkers Cottage
The Green
Great Milton
OX44 7SU

Energy rating
D

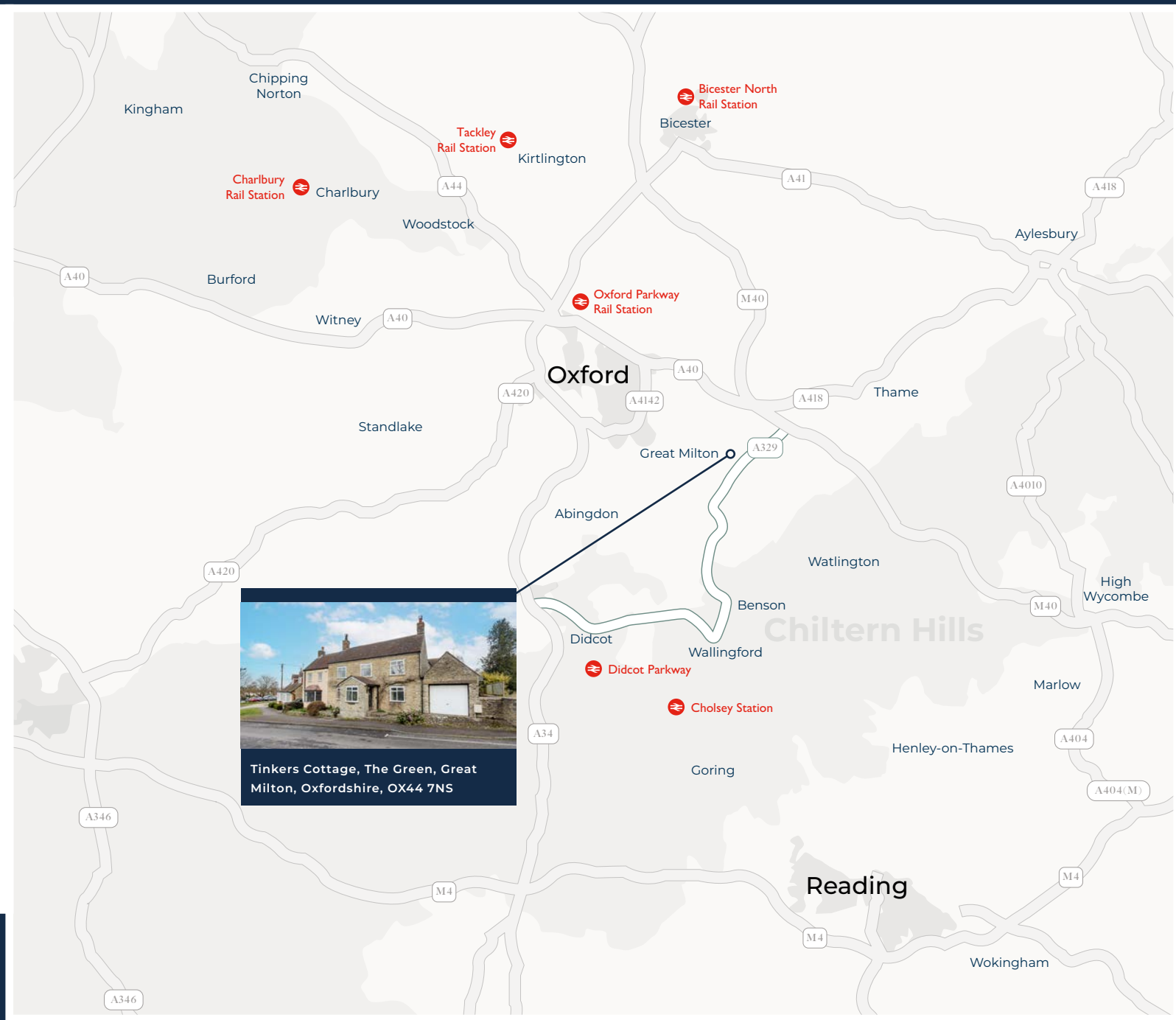
Valid until
11 April 2035

Certificate number
9495-3009-7204-7675-5200

South Oxfordshire District Council:
£3,487.78 per annum 2025/2026 (Band F)
Utilities: mains gas, electric & water / drainage



IMAGES FROM TOP:
Ship Street, Oxford City Centre,
Wallingford
Abingdon On Thames



Great Milton

Situated in the heart of this extremely popular village, Tinkers Cottage is a fantastic opportunity to create a wonderful village home. With its own pub, village shop, Le Manoir restaurant with recreation grounds, village hall and highly regarded local primary school, Great Milton is both rural but still enjoys excellent connections with its own bus service into Oxford. Junction 7 on the M40 is just five minutes' drive away and trains from nearby Haddenham and Thame will take you into London in just over half an hour, ideal for those looking to commute.

Nearby Thame is just fifteen minutes' drive away and offers a Waitrose supermarket and a fantastic selection of bars, pubs and restaurants including The Six Bells, The Thatch and The Rising Sun. There is also a leisure centre and The Phoenix Trail is ideal for cyclists and walkers with pathways through the Chilterns area of outstanding natural beauty.

There is a wide choice both state and independent schools in the areas including state primary within Great Milton itself, Great Milton CofE school, and nearby Chilsworth House School.

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Ready to view?



get in touch

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