



Milton Barn

St James View | Gold Street | Little Milton | Oxfordshire | OX44 7FJ

 FINE & COUNTRY

STEP INSIDE

Milton Barn

A five-bedroom contemporary barn-style home extending to approximately 2,776 sq ft, excluding the detached double garage, occupying an elevated position in the heart of Little Milton, with far-reaching countryside views, beautifully finished interiors and a private landscaped garden.

Built by Sweetcroft Homes, Milton Barn has been thoughtfully designed for family life and entertaining, with generous living spaces and carefully considered practical details.

At its heart is an open-plan kitchen, dining and family room extending to over 36 ft. There is ample space for a substantial dining table and comfortable seating, while bifold doors open onto the sandstone terrace and garden beyond. The kitchen combines quartz worktops with twin ovens, an induction hob and integrated appliances, complemented by a warming drawer and boiling-water tap.

The separate drawing room is centred around a wood-burning stove, with its own garden access providing an inviting setting throughout the seasons. A dedicated home office enjoys a garden outlook, while a generous utility/boot room, extensive built-in storage and a walk-in pantry keep the practical demands of everyday life neatly accommodated.









Upstairs are five well-proportioned double bedrooms. The principal suite enjoys lovely views across open countryside towards the Chilterns and includes a fitted dressing room and en-suite bathroom. A guest bedroom also has its own en-suite, with the remaining three bedrooms served by the family bathroom. The bathrooms are finished with porcelain tiling and carefully chosen fittings, with large walk-in showers and underfloor heating adding to their appeal.





STEP OUTSIDE

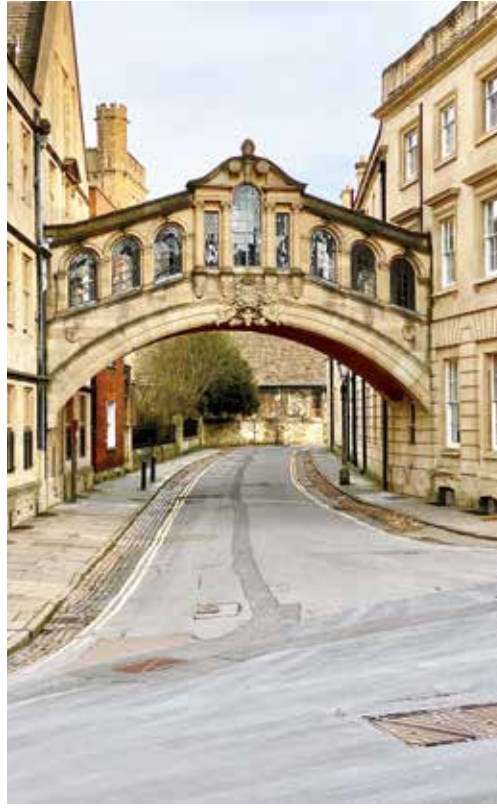
Milton Barn

Outside, the landscaped garden is not overlooked, offering a private setting for relaxing and entertaining. A broad sandstone terrace connects with the main living spaces, while a detached double garage and private driveway provide parking and additional storage.

The specification includes an air source heat pump serving underfloor heating to the ground floor and bathrooms, photovoltaic panels, triple-glazed Danish windows, fibre connectivity, Cat 6 wiring and EV charging.

St James View is a private collection of just four individually designed homes, approached along a private drive. Mature trees and established surroundings give the development a settled character within its village setting.





Little Milton & connections

Little Milton lies in the Thames Valley, surrounded by open countryside and within easy reach of the Chilterns. Traditional cottages, the village church and an active community give it an established Oxfordshire character, with a community-run shop, café, Post Office and primary school supporting everyday village life.

The highly regarded Lamb pub is included in the Michelin Guide, while neighbouring Great Milton is home to Le Manoir aux Quat'Saisons, currently closed for redevelopment with reopening planned for 2027. The surrounding countryside offers walking and cycling opportunities, while Thame, Watlington and Wallingford provide independent shops and regular markets.

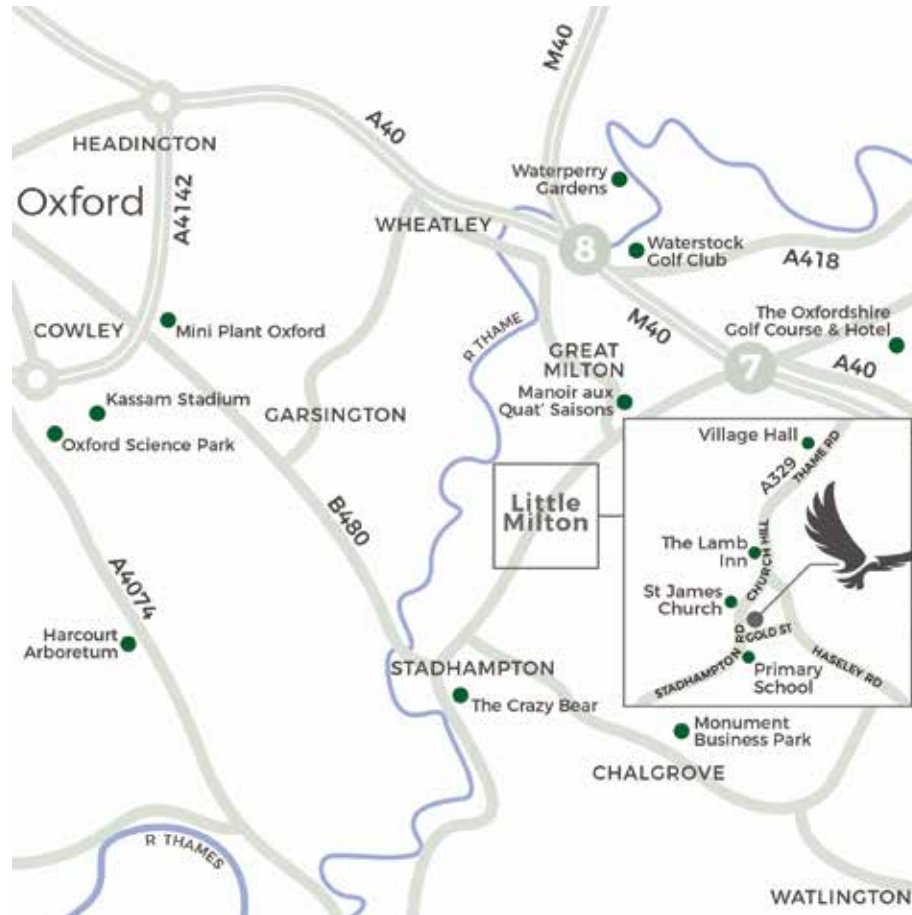
The area offers a choice of established independent schools, including Cokethorpe, Abingdon, Magdalen College School, St Helen & St Katharine and Teddies. Several offer school transport serving Little Milton.

Oxford is readily accessible, bringing its historic university, museums, theatres and restaurants within reach. For travel further afield, Junction 7 of the M40 is approximately three miles away, and direct rail services from Haddenham & Thame Parkway reach London Marylebone in as little as 36 minutes on the fastest services.



INFORMATION

Milton Barn



BUYING WITH SWEETCROFT HOMES

Sweetcroft Homes has been creating individual homes across Oxfordshire and the surrounding counties for more than 20 years. Its approach combines architecture that responds to its setting with carefully selected materials, skilled workmanship and modern energy efficiency. At St James View, this is reflected in four distinctive homes, each designed with its own character and a thoughtful approach to everyday living.

The same personal attention extends to the buying experience. Sweetcroft's team provides guidance through the purchase, followed by a handover introducing buyers to their home and explaining its appliances, heating and other systems. A comprehensive homeowner's pack brings together essential instructions and warranty information, while aftercare support helps buyers settle in and addresses any snagging issues. A 10-year structural warranty provides additional reassurance.





MILTON BARN

PLOT 3

A TIMBER CLAD, BARN-STYLE HOUSE
WITH FANTASTIC ENTERTAINING SPACE

GROUND FLOOR

Kitchen/Family/Dining room	11190 x 6040	36' 8" x 19' 10"
Drawing room	6830 x 4465	22' 5" x 14' 8"
Home office	4265 x 3195	14' 0" x 10' 6"
Utility/boot room	4865 x 2215	15' 11" x 7' 3"
Double garage	6985 x 6085	22' 11" x 20' 0"

FIRST FLOOR

Principal bedroom	5140 x 4150	16' 10" x 13' 7"
Ensuite	3465 x 2470	11' 4" x 8' 1"
Dressing room	2600 x 2400	8' 6" x 7' 10"
Bedroom 2	4490 x 3530	14' 9" x 11' 7"
Bedroom 3	4490 x 3225	14' 9" x 10' 7"
Bedroom 4	4720 x 3225	16' 9" x 10' 7"
Ensuite	3225 x 1820	10' 7" x 5' 11"
Bedroom 5	4465 x 3225	14' 8" x 10' 7"
Bathroom	3700 x 2200	12' 2" x 7' 3"

C Cupboard DR Dressing room
ES Ensuite R Rooflight WC Cloakroom

Measurements are approximate and are maximum dimensions



Services, Utilities & Property Information

Utilities – Mains water, mains drainage, mains electricity, air source heat pump; underfloor heating. Photovoltaic solar panels, EV charging point

Mobile Phone Coverage – 4G and 5G mobile signal is available in the area, we advise you to check with your provider. Mobile phone coverage checker - <https://www.signalchecker.co.uk/>

Broadband Availability – Superfast Broadband Speed is available in the area.

Ofcom Broadband checker – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Estimated estate charge: approximately £870 per annum.
Building warranty: 10 years.
EPC rating: B.

Tenure – Freehold

Directions

Postcode: OX44 7FJ / what3words: tonight.perfumes.trucked

Local Authority: South Oxfordshire
Council Tax Band: TBC

Viewing Arrangements

Strictly via Fine & Country on 01865 953244

Website: <https://www.fineandcountry.co.uk/oxford-abingdon-and-wallingford-estate-agents>

Opening Hours:

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only

Tenure: Freehold



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Copyright © 2026 Fine & Country Ltd. Company Reg No. 8328850. Registered Office: 121 Park Lane, Mayfair, London, W1K 7AG. Printed

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