



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

STEP INSIDE

Brook Barn

A substantial five-bedroom contemporary barn-style home extending to approximately 3,273 sq ft, excluding the detached double garage, with a striking double-height entrance hall, mature wrap-around gardens and countryside views towards the Chilterns.

Built by Sweetcroft Homes, Brook Barn is the largest of the four individually designed homes at St James View. Generous proportions and a strong connection with the gardens create a spacious setting for family life and entertaining.

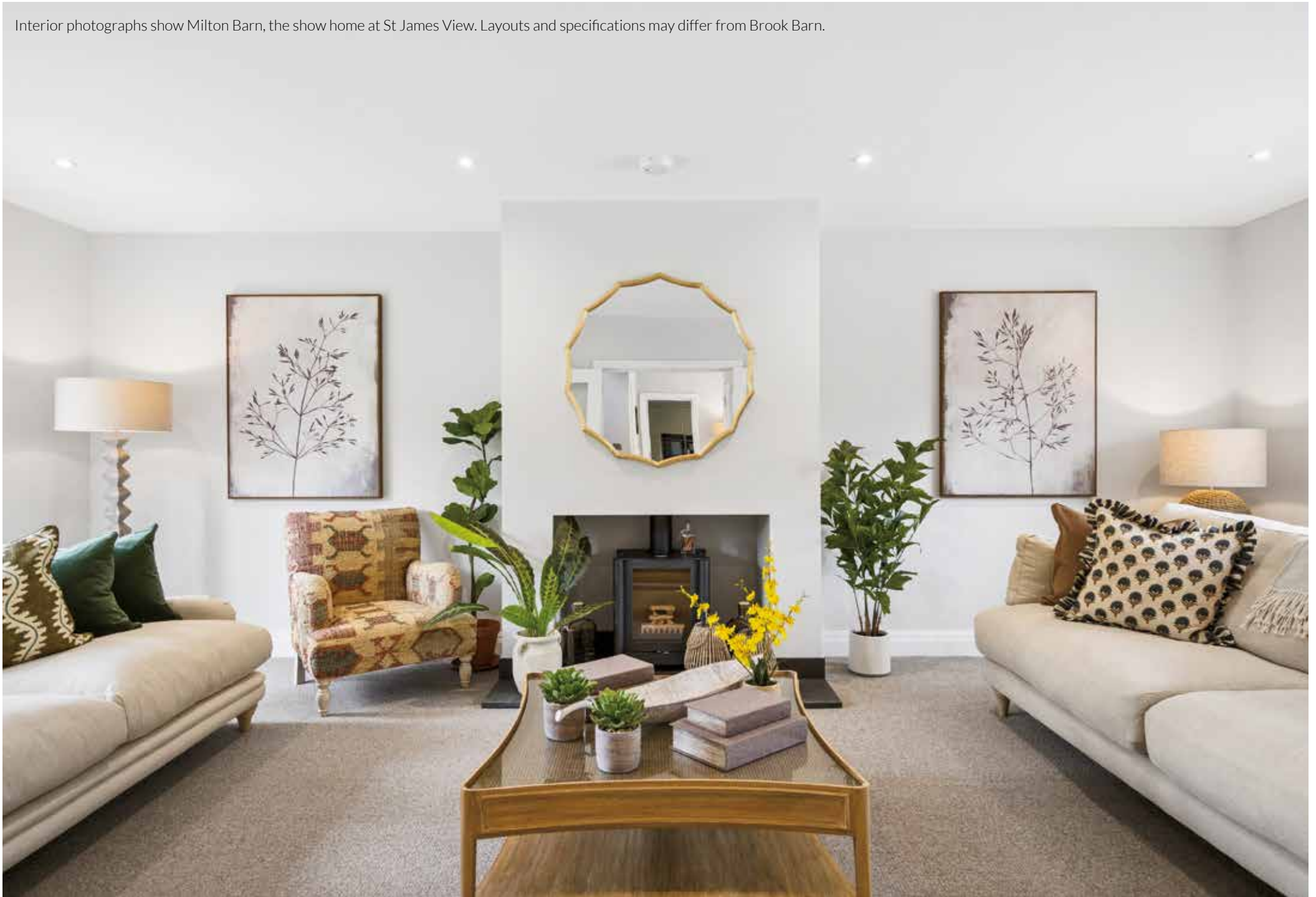
The double-height entrance hall makes an impressive introduction. An oak staircase rises to a galleried landing, bringing height, light and openness to the centre of the house.

Extending to over 37 ft, the kitchen, dining and family room offers considerable flexibility for arranging dining and seating areas. Extensive glazing brings the gardens into view, while doors open directly outside. The kitchen combines quartz worktops with built-in appliances, an induction hob and integrated wine fridge, complemented by a warming drawer and Quooker tap. A generous utility/boot room provides practical space away from the main living area.

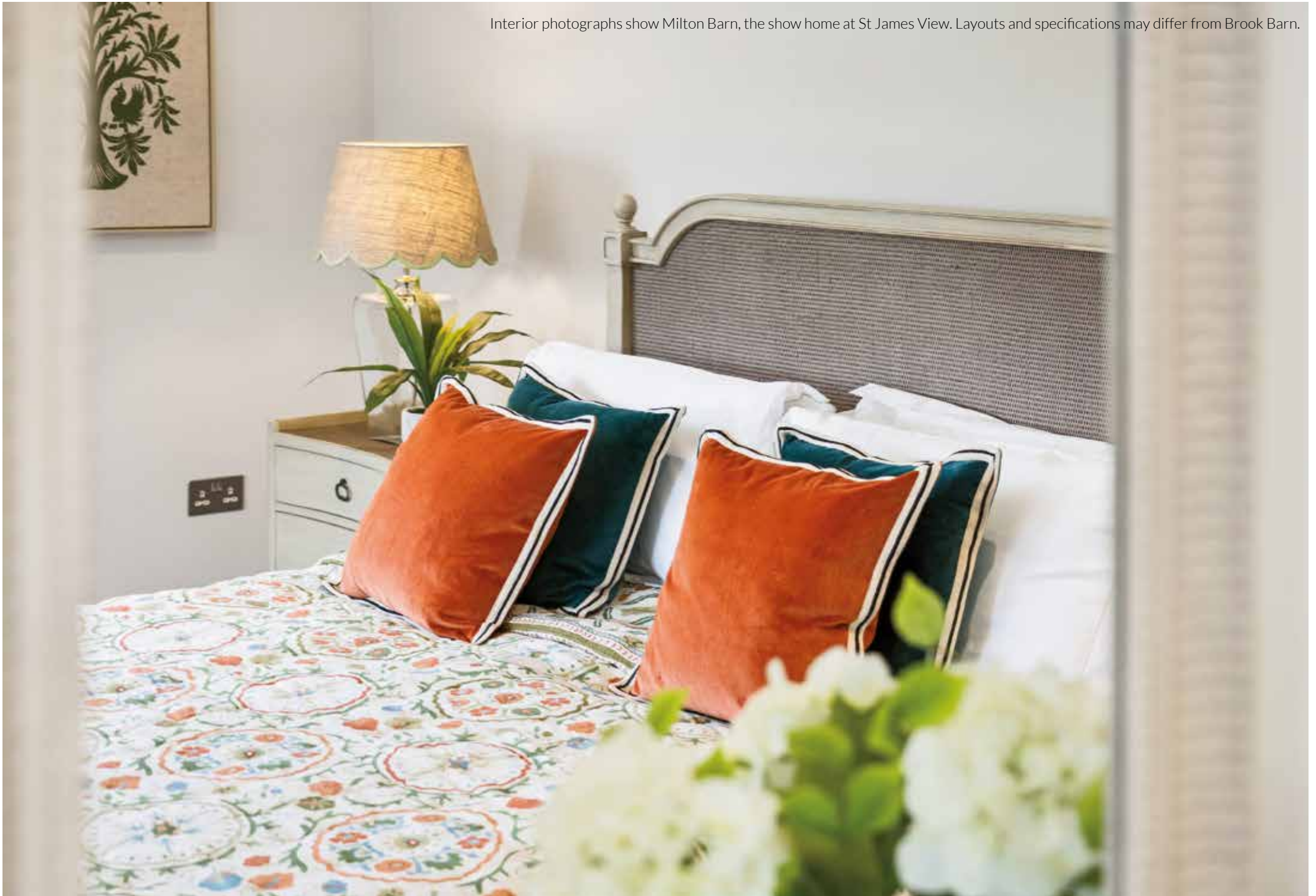
The separate drawing room extends to almost 25 ft, with a wood-burning stove providing an inviting focal point and its own garden access reinforcing the connection with the grounds. A dedicated home office offers a quieter setting for working or studying..



Interior photographs show Milton Barn, the show home at St James View. Layouts and specifications may differ from Brook Barn.



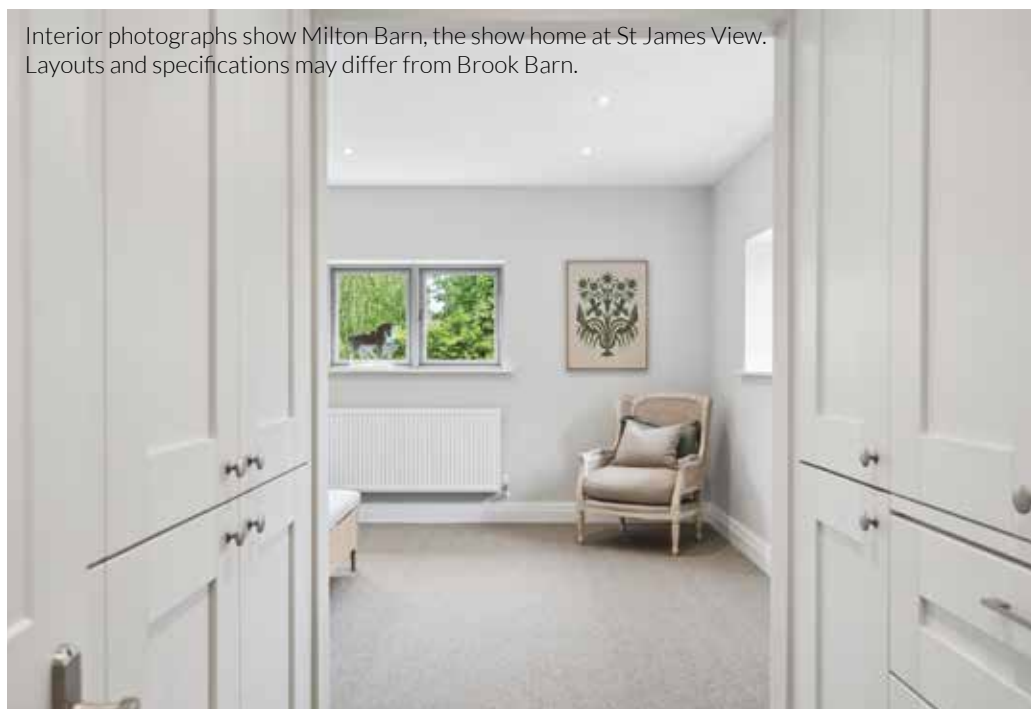
Interior photographs show Milton Barn, the show home at St James View. Layouts and specifications may differ from Brook Barn.



Five double bedrooms are arranged off the galleried landing. The principal bedroom is particularly spacious, extending to almost 25 ft, with a fitted dressing area and an ensuite featuring a freestanding bath, twin basins and a large walk-in shower. A second bedroom has its own en-suite, while the remaining three share the family bathroom. Porcelain tiling, carefully chosen fittings and underfloor heating contribute to the bathrooms' luxury feel.



Interior photographs show Milton Barn, the show home at St James View. Layouts and specifications may differ from Brook Barn.



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STEP OUTSIDE

Brook Barn

The gardens are an important part of Brook Barn's character. Mature trees, established planting and defined boundaries create privacy and give the house a settled feel from the outset. Wrapping around the property, the grounds enjoy east, south and west aspects, offering different places to sit and appreciate the changing light.

Lawns and generous sandstone terraces provide space for outdoor dining and entertaining, with expansive countryside views towards the Chilterns. Access from both main reception rooms makes the gardens a natural extension of the living accommodation. A detached double garage and generous driveway provide parking for several vehicles.

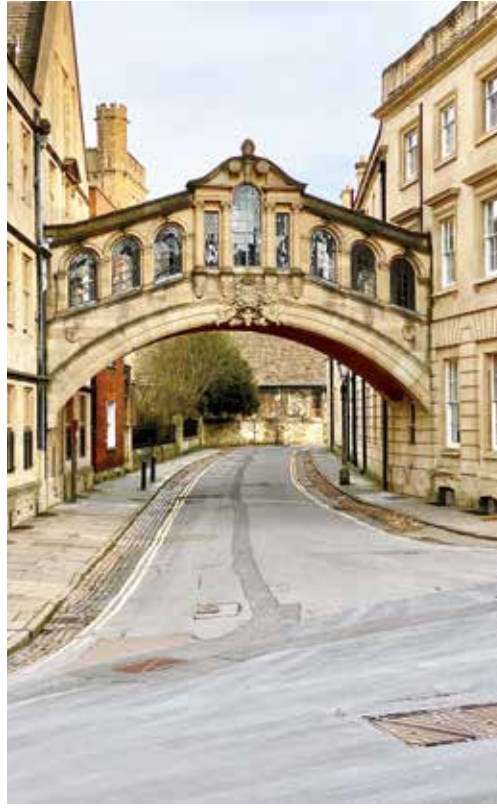
The specification includes an air source heat pump serving underfloor heating to the ground floor and bathrooms, photovoltaic panels, triple-glazed Danish windows, fibre connectivity, Cat 6 wiring and EV charging.

St James View is a private collection of just four individually designed homes, approached along a private drive in the heart of Little Milton. Each property has its own architectural identity, with mature surroundings helping the development sit comfortably within the village.

For buyers seeking the proportions, gardens and sense of permanence associated with a substantial country house, but who would prefer the efficiency, specification and ease of a completely new property, Brook Barn offers a particularly rare combination.







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.

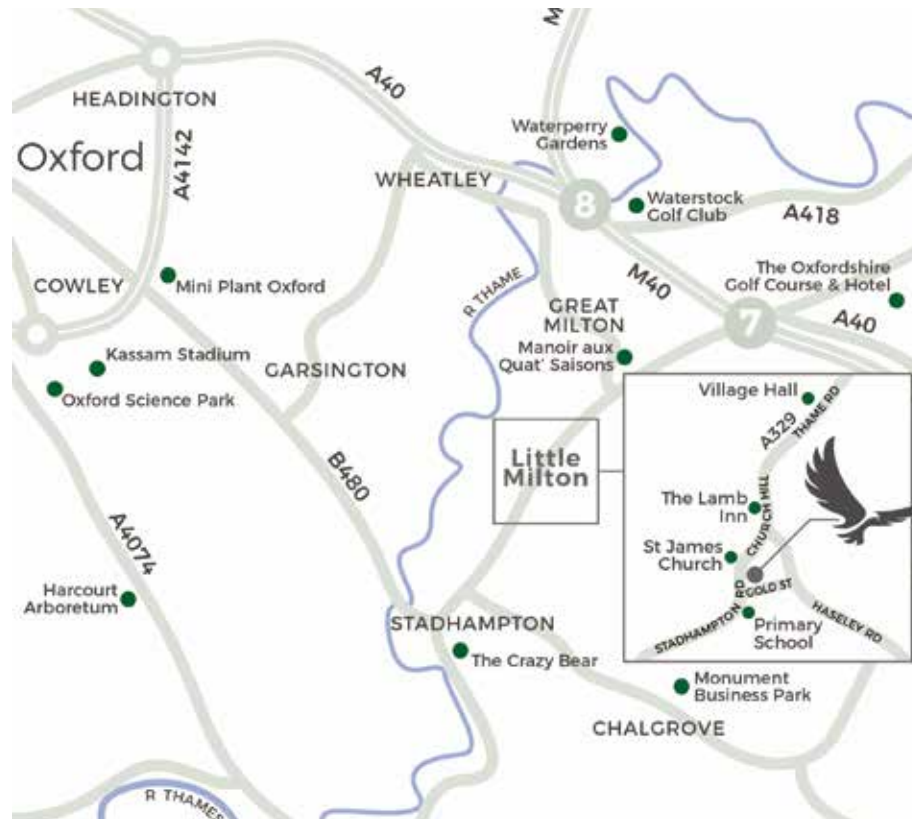
The area offers a choice of established independent schools, including Abingdon, Magdalen College School, St Helen & St Katharine and Teddies. Several offer school transport serving Little Milton.

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

Brook 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.





BROOK BARN

PLOT 1

AN IMPRESSIVE DETACHED PROPERTY
IN THE STYLE OF A TRADITIONAL STONE-BUILT BARN

GROUND FLOOR

Kitchen/Dining/ Family room	11440 x 6490	37' 6" x 21' 3"
Drawing room	7505 x 4880	24' 7" x 16' 0"
Home office	3040 x 4190	10' 0" x 13' 9"
Utility/boot room	3655 x 3040	12' 0" x 10' 0"
Double garage	6985 x 6085	22' 11" x 20' 0"

FIRST FLOOR

Principal bedroom	7505 x 5075	24' 7" x 16' 8"
Ensuite	3800 x 2705	17' 8" x 8' 10"
Bedroom 2	5615 x 3900	18' 5" x 12' 9"
Ensuite	2650 x 2070	8' 8" x 6' 9"
Bedroom 3	4670 x 3500	15' 4" x 11' 6"
Bedroom 4	4645 x 3500	15' 3" x 11' 6"
Bedroom 5	4875 x 3500	16' 0" x 11' 6"
Bathroom	3840 x 3660	12' 7" x 12' 0"

AC Airing cupboard C Cupboard DR Dressing room
ES Ensuite B Bootlight WC Cloakroom
Measurements are approximate and are maximum dimensions



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

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

Tenure

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

Directions

Postcode: OX44 7FJ / what3words: breed.sailing.skillet

Local Authority: South Oxfordshire
Council Tax Band: TBC

Viewing Arrangements

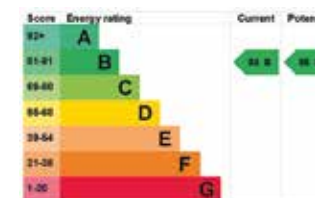
Strictly via Fine & Country on 01865 953244

Website

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

Opening Hours:

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



Agents notes: All measurements are approximate 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 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. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 8328850. Registered Office: 121 Park Lane, Mayfair, London, W1K 7AG. Printed 06.05.2026



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Fine & Country Oxford, Abingdon and Wallingford
267 Banbury Road, Summertown, Oxford, OX2 7HT
01865 953 244 | oxford@fineandcountry.com

