

MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Ach-Na-Grian, The Green, Great Milton, OX44 7NS



GREAT MILTON

Situated in the attractive and highly regarded village of Great Milton, approximately 8 miles south-east of Oxford and 7 miles west of Thame. Great Milton itself is right at the top of many buyers' wish lists. With its own pub and highly regarded primary school, the village is both rural and full of life.

The village is also extremely well connected, with a regular bus service into Oxford and Junction 7 of the M40 just a few minutes' drive away. Haddenham & Thame Parkway provides a mainline rail service into London Marylebone in just over half an hour.

Great Milton is surrounded by delightful countryside, with a network of footpaths and bridleways close at hand. There is also an excellent range of independent and preparatory schools within the surrounding area, while The Oxfordshire Golf Club and Waterstock Golf Club are both nearby.

Bedrooms 3 | Bathrooms 1 | Receptions 2 | EPC D





ACH-NA-GRIAN

Tucked away in a delightful setting on the edge of the sought-after village of Great Milton, Ach-Na-Grian is a charming, detached stone and thatched cottage with views across adjoining farmland towards Great Haseley Windmill. Its name, derived from Scottish Gaelic, translates as 'Field of the Sun' or 'Sunny Field', a particularly fitting name given its south-facing garden and attractive countryside setting.

Believed to date from around 1500, the cottage has been a much-loved family home for many years. Now requiring substantial modernisation and refurbishment throughout, the property presents an exciting opportunity for a purchaser to restore and enhance this characterful home, with potential for further extension, subject to the necessary planning consents. The cottage is not listed and is offered for sale with no onward chain.

A conservatory-style entrance porch opens into the sitting room, with exposed ceiling beams and a stone inglenook fireplace. Windows overlook the garden and a staircase leads to the first floor. The kitchen/breakfast room enjoys a triple aspect, with potential views across the surrounding countryside.

Upstairs, there are three bedrooms. The principal bedroom enjoys a double aspect, whilst the second bedroom leads, via a few steps, to the third bedroom.

The generous south-facing garden is a particularly appealing feature of the property. Adjoining open farmland and enclosed by established trees and hedging, it enjoys a peaceful and secluded setting, with mature planted borders, apple trees and views across the surrounding countryside.

A driveway provides off-road parking and access to the single garage. A separate stone outbuilding beneath a tiled roof, together with an adjoining lean-to store, offers useful additional storage or workshop space.

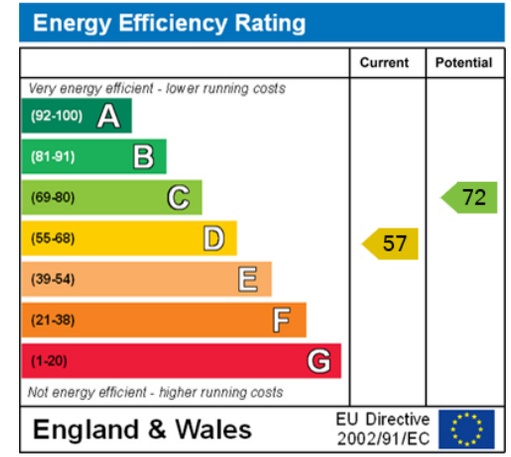






Approximate Gross Internal Area 1043 sq ft - 97 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 668 sq ft – 62 sq m
First Floor Area 375 sq ft – 35 sq m
Garage Area 137 sq ft – 13 sq m
Outbuilding Area 87 sq ft – 8 sq m





SERVICES

Mains gas, mains water and mains drainage.

South Oxfordshire District Council

Council Tax Band E

VIEWINGS STRICTLY BY APPOINTMENT THROUGH MORGAN & ASSOCIATES

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

Morgan & Associates
The Old Garage, The Green, Great Milton, OX44 7NP

Tel: 01844 279990 | Email: property@morganandassociates.co.uk

www.morganandassociates.co.uk

arla propertymark PROTECTED
naea propertymark PROTECTED

MORGAN & ASSOCIATES
VILLAGE PROPERTY CONSULTANTS