



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

1 Lobb Hill, London Road, Milton Common, OX9 2NT



MILTON COMMON

Milton Common is a small rural settlement in South Oxfordshire, ideally positioned between Oxford and Thame with excellent access to the M40 at Junction 7. It offers a countryside setting while remaining highly convenient for commuting into Oxford, London, and the wider Thames Valley.

Local amenities can be found in the nearby village of Tetsworth, including a primary school, public house/village shop and a sports and social club, while Thame offers a wide range of independent boutiques, High Street shops, cafés, and restaurants. Leisure and lifestyle facilities are also close at hand, including the Hilton DoubleTree Hotel (gym and spa), The Oxfordshire Golf Course and Milton Pools Fishery, all within easy reach. There are also footpaths from Milton Common to the neighbouring villages of Great Milton and Tiddington.

Bedrooms 3 | Bathrooms 1 | Receptions 1 | EPC E



1 LOBB HILL

A well presented three bedroom semi-detached home, ideally positioned in the well-connected village of Milton Common, offering excellent access to Junction 7 of the M40.

The property has been thoughtfully extended to the rear to create an impressive 20ft open-plan kitchen/dining room with breakfast bar and a range of integrated appliances, forming the heart of the home. Flooded with natural light, this generous space enjoys three sets of French doors opening onto the garden and terrace, making it perfect for both everyday living and entertaining.

To the front, the bay-fronted sitting room provides a welcoming and comfortable living space, complete with an electric feature fireplace. The ground floor further benefits from oak flooring with underfloor heating throughout.

Upstairs, the accommodation includes a principal bedroom along with two further bedrooms, suitable for family living or home-working needs. The bedrooms are served by a stylish and contemporary ground floor family bathroom, finished with a free-standing double ended bath and separate shower cubicle.

Externally, the property offers generous off-road parking for several vehicles, along with a 20ft garage. The rear garden is arranged across three distinct areas, including a pond, a raised decked seating area and a pretty lawned area - ideal for outdoor enjoyment. A gate at the end of the garden provides access to an additional shared lawned area (not owned by the property).

Further benefits include the potential to extend, subject to the necessary planning permissions.



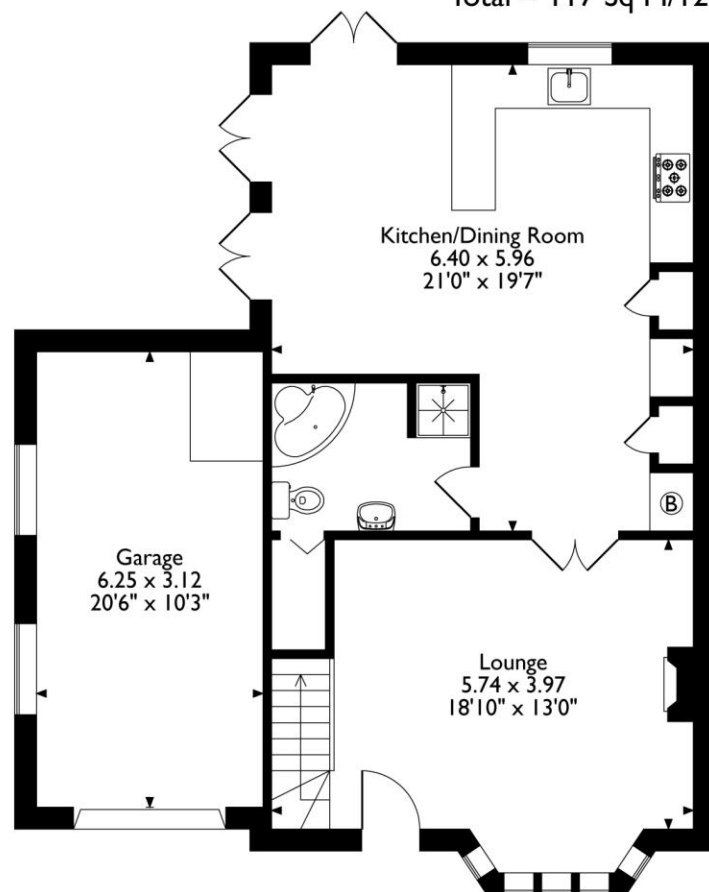
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Approximate Gross Internal Area

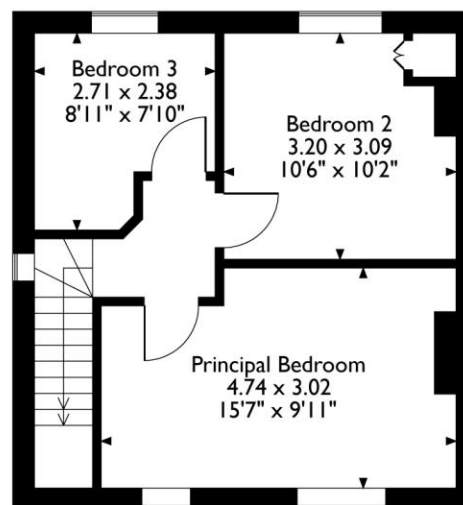
Main House = 97 Sq M/1045 Sq Ft

Garage = 20 Sq M/215 Sq Ft

Total = 117 Sq M/1260 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

SERVICES

Oil fired central heating, mains electricity and mains water.

South Oxfordshire District Council

Council Tax Band C

VIEWINGS STRICTLY BY APPOINTMENT WITH MORGAN & ASSOCIATES

Morgan & Associates

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