



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Ashdown House, Lower End, Great Milton, OX44 7NJ

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.

APPROXIMATE DISTANCES

- Wheatley c.3 miles
- Thame c.7 miles
- Oxford c.9 miles
- Haddenham & Thame Parkway c.10 miles
- M40 J7 c.3 miles
- Central London c.50 miles





ASHDOWN HOUSE

A much-loved four-bedroom family home occupying an elevated and tucked-away position on the edge of the highly desirable village of Great Milton. Set behind mature hedging within a generous plot of approximately half an acre, the property offers well-proportioned and versatile accommodation together with delightful gardens, ample driveway parking and a substantial 36 ft tandem garage.

Ashdown House has been in the same ownership for some 42 years, having been purchased by the current owners in 1984. The original house was built in 1950 and subsequently extended in 1976, creating the spacious family home seen today.

The accommodation is arranged over two floors and is entered via a welcoming entrance hall. The kitchen was refitted approximately three years ago and adjoins a separate dining/family area with a stone fireplace, providing an informal space for everyday family life. There is also a useful larder, separate utility room with direct access to the garden, and a guest cloakroom.

Across the hallway is the dining room, which features a Jetmaster open fire, while alongside is a particularly light and attractive triple-aspect sitting room. French doors open directly onto the patio and garden beyond, creating a lovely connection between the house and its outside space.

On the first floor, the principal bedroom benefits from an en-suite shower room and dressing area. There are three further bedrooms of varying sizes, together with a family bathroom.

Outside, the established gardens provide an attractive and private setting for the house and are predominantly laid to lawn, interspersed with mature trees and planting, with views towards open countryside. There is also a greenhouse and shed, together with plenty of space for outdoor entertaining and family life, with a patio immediately adjoining the house.

A gravel driveway provides generous off-road parking and leads to the substantial 36 ft tandem garage, offering





excellent additional parking and storage space.

Having been a much-enjoyed family home for more than four decades, Ashdown House presents an excellent opportunity to acquire a substantial home in a lovely setting on the edge of one of South Oxfordshire's most sought-after villages.

SCHOOLING

Along with the village primary school, there is an excellent selection of highly regarded independent schools within easy reach, including:

- The Dragon School
- St Edward's School
- Oxford High School
- Summer Fields
- Headington Rye Oxford
- Cothill House
- Radley College
- Abingdon School



Approximate Gross Internal Area 2055 sq ft - 190 sq m

(Excluding Garage & Outbuilding)

Ground Floor Area 1047 sq ft – 97 sq m

First Floor Area 1008 sq ft – 93 sq m

Garage Area 370 sq ft – 34 sq m

Outbuilding Area 171 sq ft – 16 sq m



SERVICES

Mains gas, mains water and mains drainage

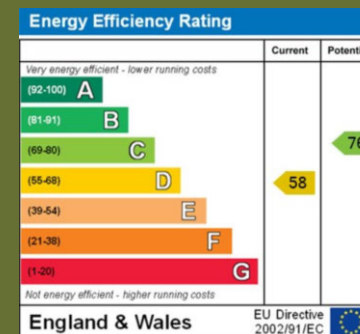
LOCAL AUTHORITY

South Oxfordshire District Council

TAX

Council Tax Band G

VIEWINGS STRICTLY BY APPOINTMENT THROUGH MORGAN & ASSOCIATES



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