



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

18 Thame Road, Little Milton, Oxfordshire OX44 7PZ

A well-presented three-bedroom semi-detached home in the well regarded village of Little Milton, offering driveway parking and a generous south/south-east facing rear garden. The property also benefits from solar panels, an air source heat pump and potential to extend, subject to the necessary consents.

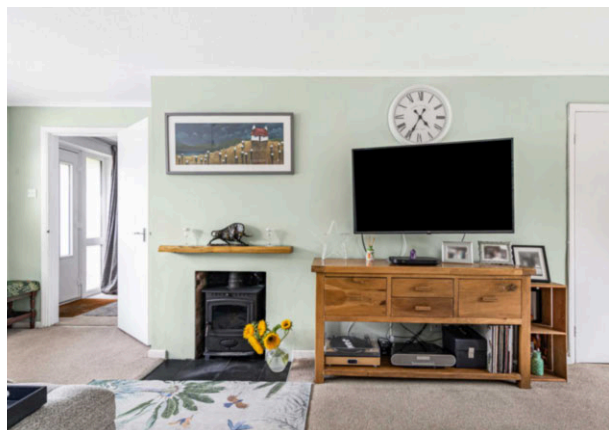
Little Milton

Little Milton is ideally positioned for those seeking village life while still enjoying excellent access to transport links and the amenities offered by larger towns and Oxford.

The village is within easy reach of Junction 7 of the M40 and approximately seven miles from the historic city of Oxford, with its extensive range of shops, restaurants, museums and recreational facilities. The popular market town of Thame is also within easy reach and offers an excellent range of independent shops, supermarkets, cafés and restaurants, together with leisure and recreational facilities. Mainline rail services to London are available from Haddenham & Thame Parkway.

Little Milton is a small village with a thriving and sociable community, offering an excellent range of local amenities including a well-regarded primary school, church, village post office/shop and café, country pub/restaurant, recreation ground and pre-school, all within a short walk. The village is also within the catchment area for Wheatley Park School at Holton.

3 BEDROOMS | DRIVEWAY PARKING | SOLAR PANELS





18 THAME ROAD

A well-presented three-bedroom semi-detached home situated on the edge of the popular South Oxfordshire village of Little Milton. Offering light and well-proportioned accommodation, a good-sized south/south-east facing rear garden and driveway parking, the property also benefits from solar panels and an air source heat pump.

The accommodation is arranged over two floors and is entered via an entrance hall with stairs rising to the first floor.

The dual aspect sitting/dining room is a particularly light and airy space and includes a wood-burning stove. French doors open directly onto the paved terrace and garden beyond, ideal setting for outdoor entertaining during the warmer months.

The modern kitchen is fitted with a range of white units and enjoys an outlook over the garden. There is also a useful pantry cupboard and side door access.

On the first floor are three bedrooms, including two good-sized double rooms, together with the family bathroom, fitted with a bath with shower over.

Outside, the property benefits from driveway parking to the front. The rear garden is a particularly appealing feature, extending to almost 60 ft in length and enjoying a south/south-east facing aspect. Predominantly laid to lawn, the garden also includes a paved terrace and useful storage sheds.

The property also benefits from solar panels and an air source heat pump, providing energy-efficient additions to the home.

There is further potential to extend the existing accommodation to the side and rear, subject to the necessary planning permissions and consents.

This is a lovely and well-presented village home, combining comfortable accommodation with a generous garden and further potential, in a highly convenient location for Oxford, Thame and the M40.



FEATURES

- Three-bedroom semi-detached village home
- South/south-east facing rear garden approaching 60 ft
- Well-presented, light and airy accommodation
- Driveway parking
- Dual-aspect sitting/dining room with wood-burning stove
- Solar panels and air source heat pump
- Modern fitted kitchen overlooking the garden
- Scope to extend, subject to the necessary consents
- Two double bedrooms and further single bedroom
- Excellent local access to Oxford and to London via the M40

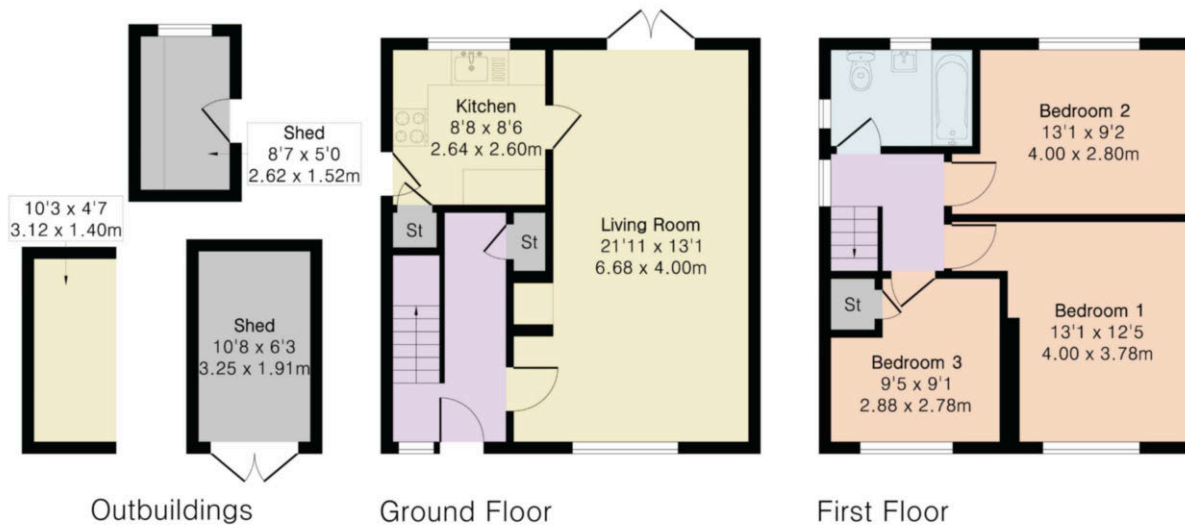


**Approximate Gross Internal Area 872 sq ft - 80 sq m
(Excluding Outbuildings)**

Ground Floor Area 436 sq ft – 40 sq m

First Floor Area 436 sq ft – 40 sq m

Outbuildings Area 157 sq ft – 15 sq m



SERVICES

MAINS ELECTRIC, MAINS DRAINAGE, SOLAR PANNELS AND AIR SOURCE HEATING

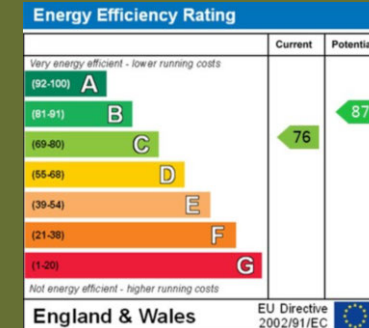
LOCAL AUTHORITY

SOUTH OXFORDSHIRE DISTRICT COUNCIL

TAX

COUNCIL TAX BAND C

VIEWINGS: STRICTLY BY APPOINTMENT THROUGH MORGAN & ASSOCIATES



Morgan & Associates

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