



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

12 Fullers Field, Great Milton, OX44 7PJ



GREAT MILTON

Situated in the attractive and highly regarded village of Great Milton c. 8 miles south east of Oxford and c. 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 local primary school, the village is both rural and full of life.

Incredibly well connected, Great Milton has its own bus service into Oxford, is just five minutes from junction 7 on the M40 and trains from nearby Haddenham and Thame will take you into London in just over half an hour. The village is surrounded by delightful countryside with a network of footpaths and bridleways. The Oxfordshire Golf Club and the Waterstock Golf Club are nearby.

Bedrooms 4 | Bathrooms 2 | Receptions 2 | EPC C



12 FULLERS FIELD

An immaculately presented four-bedroom detached home, perfectly suited to modern family living, tucked away on a peaceful no-through road in the highly desirable village of Great Milton, backing onto the village playing fields.

Entered via a welcoming entrance hall with guest cloakroom, the property offers a light and airy, dual-aspect open-plan kitchen/dining room, enjoying views over the pretty landscaped gardens-an ideal space for both everyday family life and entertaining.

There is also a versatile second reception room, currently used as a music room, which would equally lend itself to a playroom or home office, with direct access onto the garden. To the front of the property, there is a well-proportioned reception room with a bay-fronted window.

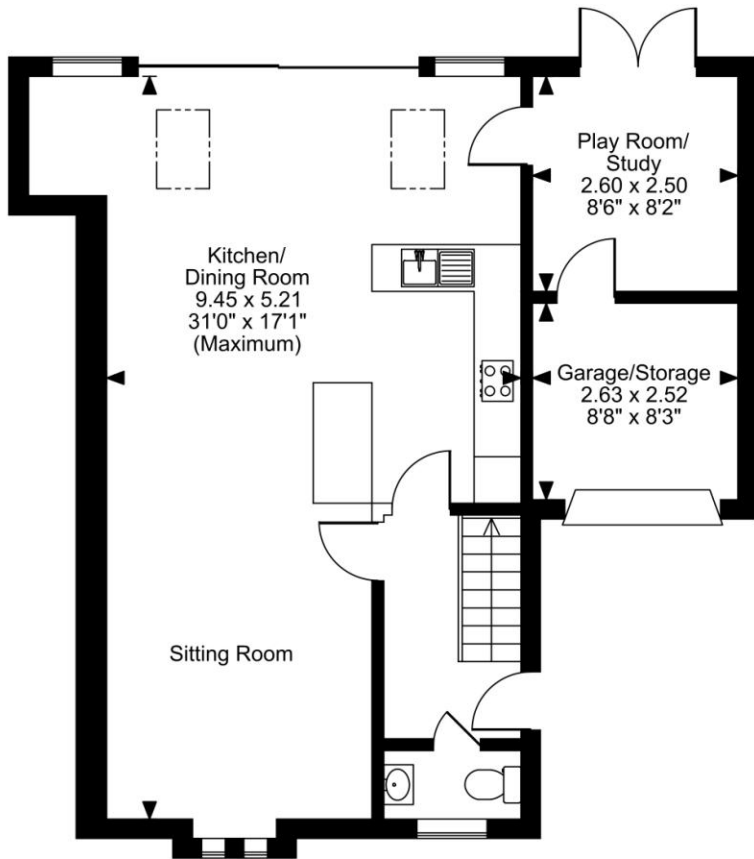
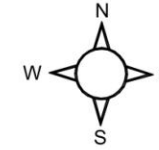
Upstairs, the principal bedroom benefits from a well-appointed en-suite shower room, while the second bedroom features a mezzanine level, ideal for storage or as a children's den/study area. Two further bedrooms and a modern family bathroom complete the first-floor accommodation.

Externally, there is driveway parking to the front, along with a part-converted garage/store. The much-loved landscaped garden includes a paved seating area and a summer house with storage area. The property is within easy walking distance of the village primary school, making it an excellent choice for families.

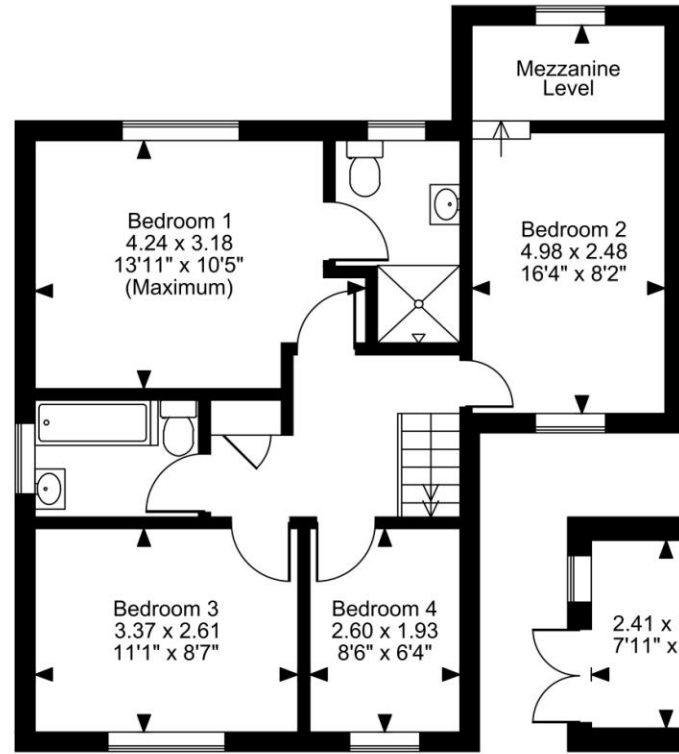
This home combines contemporary living with flexible accommodation in a prime village location.



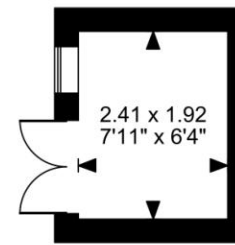
Fullers Field, Oxford
Approximate Gross Internal Area
Main House = 1222 Sq Ft/113 Sq M
Garage = 71 Sq Ft/7 Sq M
Outbuilding = 50 Sq Ft/5 Sq M
Total = 1343 Sq Ft/125 Sq M



Ground Floor



First Floor



Outbuilding

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

SERVICES

Mains gas, mains water and mains drainage.

South Oxfordshire District Council

Council Tax Band D

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.

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