



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

Fleur House, 60 London Road, Milton Common, Thame OX9 2JL





## MILTON COMMON, THAME

Milton Common, Thame, is a well-connected Oxfordshire village, ideally positioned on the edge of the popular market town of Thame (approximately 5 miles away). The location benefits from superb transport links, with Junction 7 of the M40 close by and Haddenham & Thame Parkway Station under 7 miles away, providing fast and frequent services into London Marylebone.

Local amenities can be found in the nearby village of Tetsworth, including a primary school, public house, restaurant, and a sports and social club, while Thame offers a variety of independent boutiques, High Street shops, cafés and restaurants. Leisure and lifestyle facilities are also close at hand, including the nearby Hilton DoubleTree Hotel (Gym & Spa), The Oxfordshire Golf Course, and Milton Pools Fishery, all within easy reach.

**Bedrooms 4 | Bathrooms 2 | Receptions 4 | EPC E**





## FLEUR HOUSE

A beautifully presented four-bedroom detached home offering generous and versatile accommodation, set on a private no-through road and extending to over 2,500 sq ft. Ideal for family living and entertaining, the property benefits from multiple reception rooms and a flexible layout throughout.

The accommodation is accessed via a welcoming entrance hall with a guest cloakroom. To the right is a well-appointed reception room, currently arranged as a formal dining room, which leads through to the conservatory. Adjoining the conservatory is a light and airy sitting room overlooking the garden, featuring a brick fireplace and wood-burning stove. To the left of the entrance hall is a well-appointed kitchen, with an adjoining family room/dining area. French doors open directly onto the terrace and garden, creating a wonderful space for indoor-outdoor living.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom is particularly spacious, with a vaulted ceiling, fitted wardrobes, and an en-suite shower room. The family bathroom is fitted with both a bath and a separate shower.

To the front of the house, the property benefits from a generous driveway providing off-road parking for several vehicles, as well as a single garage. The rear garden is predominantly laid to lawn with a paved terrace, ideal for outdoor dining. A selection of outbuildings, currently used as a gym and hot tub/spa room adjacent to the garage, offer excellent flexibility and could alternatively serve as a home office, studio, or workshop.



# Fleur House, London Road, Milton Common, Thame

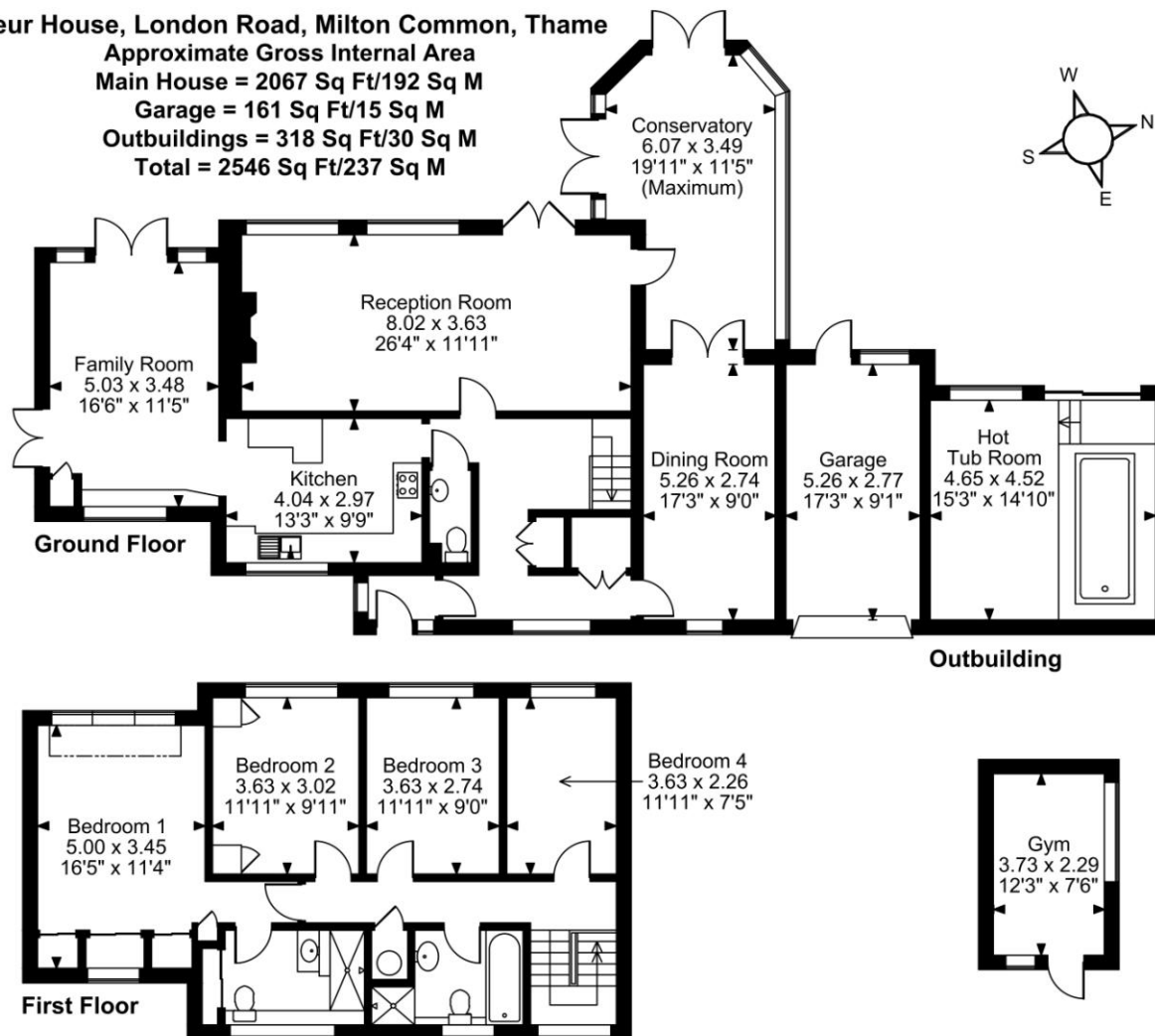
Approximate Gross Internal Area

Main House = 2067 Sq Ft/192 Sq M

Garage = 161 Sq Ft/15 Sq M

Outbuildings = 318 Sq Ft/30 Sq M

Total = 2546 Sq Ft/237 Sq M



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) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## SERVICES

Oil fired central heating, 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

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