



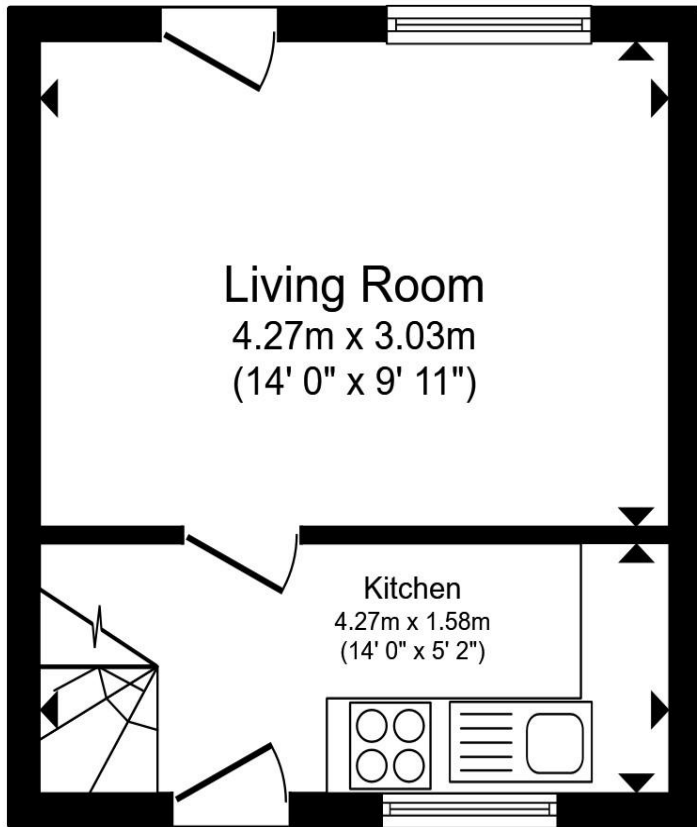
**Little Lane, Milton, ABINGDON, OX14 4ES**

**welcome to**

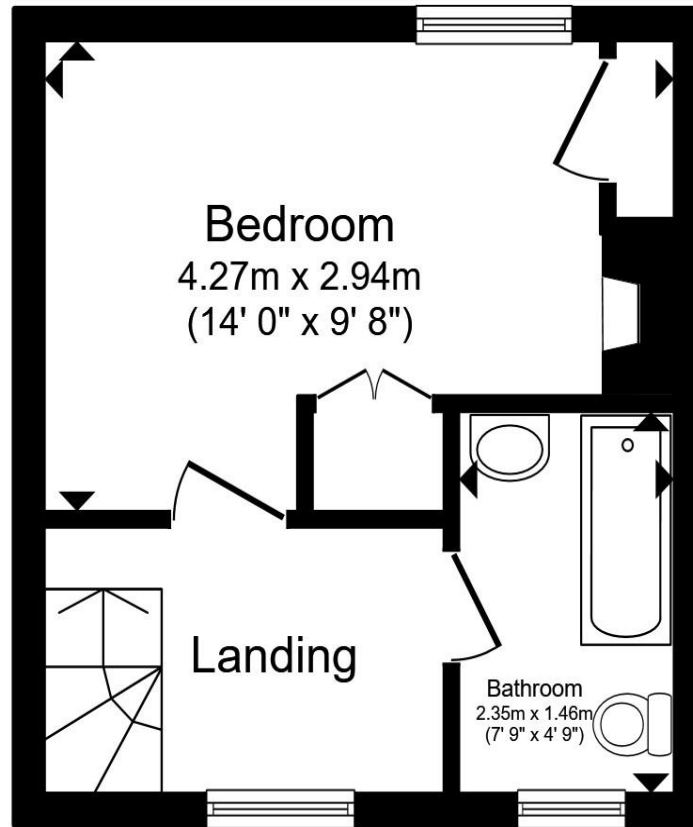
## **Little Lane, Milton ABINGDON**

Allen & Harris are proud to offer this charming one bedroom cottage located in the village of Milton dated back to approximately 1830. The property is approached via a solid wood bespoke door constructed from Idigbo. The kitchen has a range of eye and base level units, a Belfast style sink unit, a ceramic tiled floor and includes space for a cooker, space for a fridge, plumbing for a washing machine and a cottage window overlooking Little Lane. Leading on is a charming sitting room with an open fireplace with exposed brickwork and a living flame gas fire, the chimney is fully functional and had a new liner 4 years ago. The gas fire currently fitted does not require the chimney to be swept. There is a cottage window to the rear and there are exposed timber beams to the ceiling, there is also usefully a built-in timber T.V unit and shelving. The sitting room also enjoys a bespoke rear door again constructed from Idigbo that leads out to the rear garden. The first floor offers a landing with a stripped timber floor giving access to a bathroom and bedroom and there is loft access. The bathroom has a panel both with shower over, a hand wash basin and low level w.c.





**Ground Floor**



**First Floor**

Total floor area 40.6 m<sup>2</sup> (437 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## **Little Lane, Milton ABINGDON**

- Built Circa 1830
- Charming One Bedroom Cottage
- Located in The Popular Village of Milton
- Wealth of Character Features
- Beautiful Well Established Rear Garden
- 

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers over

**£280,000**



The bedroom is generous in size and offers stripped timber floorboards, and two built in wardrobes as well as a cottage window overlooking the rear garden. The rear garden is very pleasant and well established and tended by the present owner to now offer a slabbed patio area perfect for entertaining and the remainder laid to lawn and is stocked with Peonies, Roses, Lilly of the Valley, Hollyhocks, Foxgloves, Snow Drops, Daffodils, Scabia, Echinops, Agapanthus, several varieties of Ferns and many more plants.



**view this property online** [allenandharris.co.uk/Property/ABI108490](https://allenandharris.co.uk/Property/ABI108490)

Please note the marker reflects the  
postcode not the actual property



Property Ref:  
ABI108490 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 **allen & harris**



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