Church View

St James View | Gold Street | Little Milton | Oxfordshire | OX44 7FJ

FINE & COUNTRY

STEP INSIDE

Church View

A handsome five-bedroom stone-built home extending to approximately 2,851 sq ft, excluding the double garage, combining traditional Oxfordshire architecture with beautifully finished contemporary interiors, a private west-facing walled garden and an attractive outlook towards the village church.

Built by Sweetcroft Homes, Church View has been thoughtfully designed for family life and entertaining, with generous proportions, substantial storage and a balance of sociable living spaces and quieter individual rooms.

At its heart is a kitchen, dining and family room extending to almost 35 ft. A substantial island provides a natural gathering place, with ample space beyond for a dining table and comfortable seating. Doors open directly onto the sandstone terrace and garden, making outdoor dining an easy extension of everyday living.

The kitchen combines quartz worktops with twin ovens, an induction hob and integrated appliances, complemented by a warming drawer and boiling-water tap. A walk-in pantry and generous utility/boot room with built-in storage keep everyday essentials neatly organised.

The separate drawing room extends to almost 25 ft, with a wood-burning stove providing an inviting focal point. A dedicated home office offers a quieter setting for working or studying.

*Interior photographs show Milton Barn, the show home at St James View. Layouts and specifications may differ from Church View.

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Five double bedrooms provide generous accommodation upstairs, supported by substantial fitted storage. A separate dressing room and en-suite bathroom complete the principal suite, while a second en-suite serves the guest bedroom. The remaining bedrooms share the family bathroom. Porcelain tiling, carefully chosen fittings and large walk-in showers give the bathrooms a refined finish, with underfloor heating adding everyday comfort.

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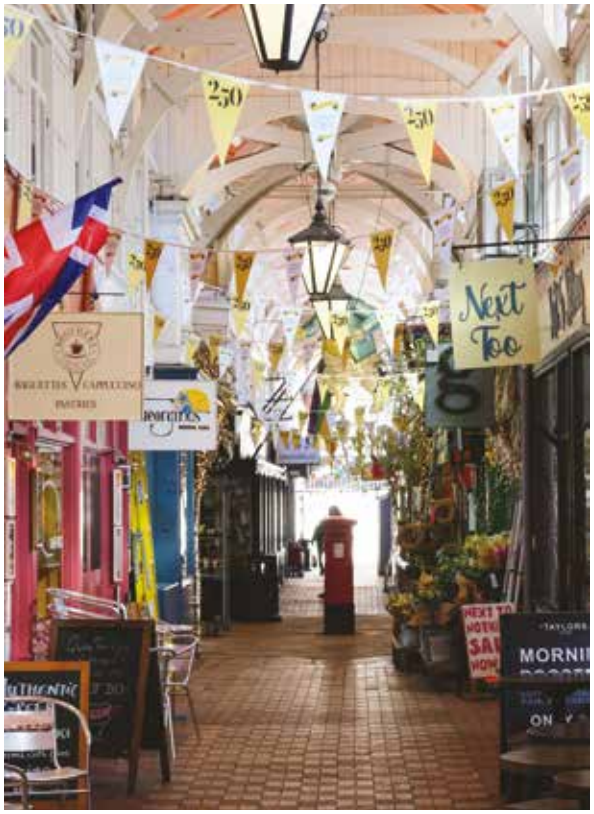
STEP OUTSIDE

Church View

Outside, traditional stone walls create a private and sheltered setting around the landscaped lawn and generous sandstone terrace. The west-facing aspect makes the garden particularly appealing for afternoon and evening sunshine, while the outlook towards the church gives it a distinctive sense of place. Direct access from the kitchen and family room makes this a particularly sociable arrangement for family life and entertaining. A double garage and private driveway provide parking and additional storage.

The specification includes an air source heat pump serving underfloor heating to the ground floor and bathrooms, photovoltaic panels, triple-glazed Danish windows, fibre connectivity, Cat 6 wiring and EV charging.

St James View is a private collection of just four individually designed homes, approached along a private drive in the heart of Little Milton. Each has its own architectural character, with mature trees and established surroundings helping the development sit naturally within the village.



Little Milton & connections

Little Milton lies in the Thame Valley, surrounded by open countryside and within easy reach of the Chilterns. Traditional cottages, the village church and an active community give it an established Oxfordshire character, with a community-run shop, café, Post Office and primary school supporting everyday village life.

The highly regarded Lamb pub is included in the Michelin Guide, while neighbouring Great Milton is home to Le Manoir aux Quat'Saisons, currently closed for redevelopment with reopening planned for 2027. The surrounding countryside offers walking and cycling opportunities, while Thame, Watlington and Wallingford provide independent shops and regular markets.

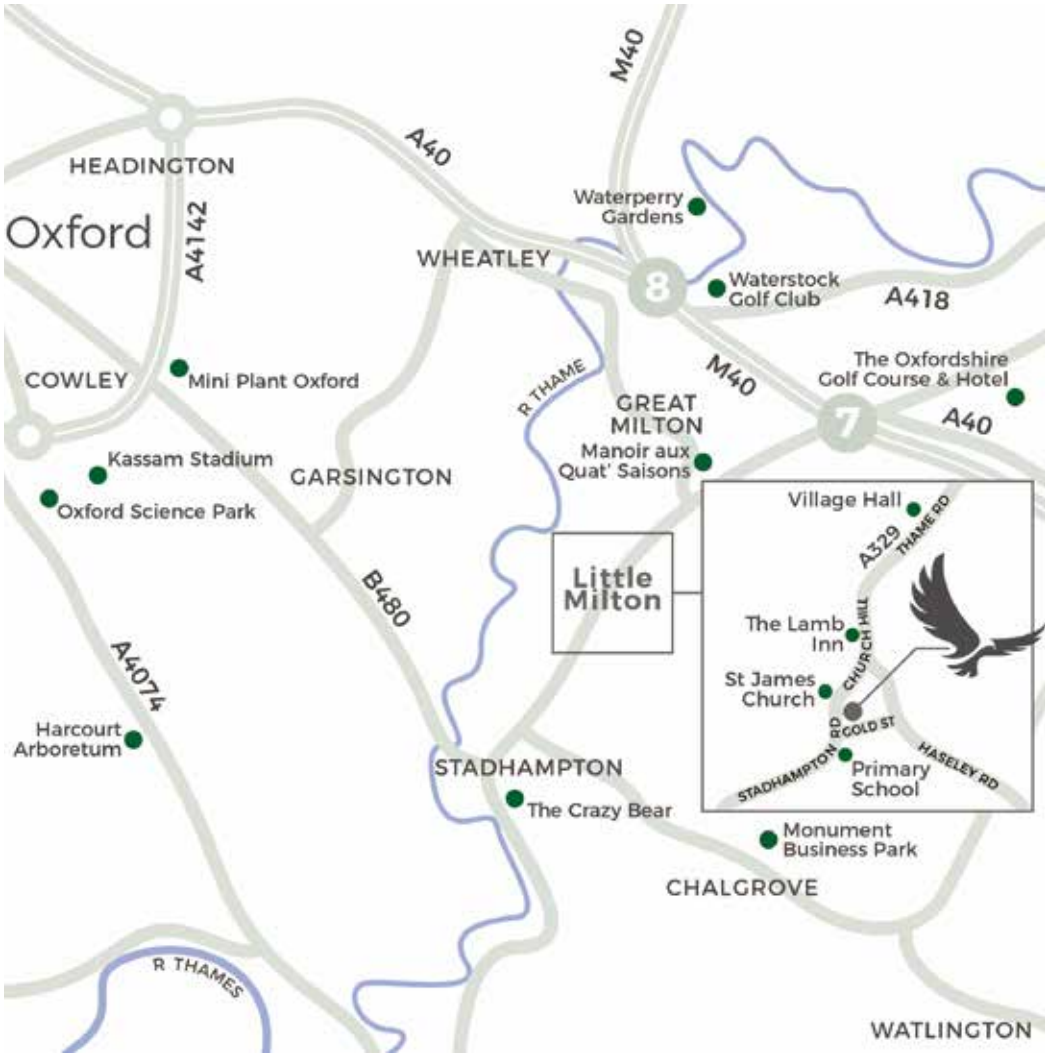
The area offers a choice of established independent schools, including Abingdon, Magdalen College School, St Helen & St Katharine and Teddies. Several offer school transport serving Little Milton.

Oxford is readily accessible, bringing its historic university, museums, theatres and restaurants within reach. For travel further afield, Junction 7 of the M40 is approximately three miles away, and direct rail services from Haddenham & Thame Parkway reach London Marylebone in as little as 36 minutes on the fastest services.

For those attracted to the architecture, proportions and character of an established Oxfordshire house, but who would prefer the efficiency, specification and ease of a completely new home, Church View offers a particularly compelling combination.

INFORMATION

Church View



BUYING WITH SWEETCROFT HOMES

Sweetcroft Homes has been creating individual homes across Oxfordshire and the surrounding counties for more than 20 years. Its approach combines architecture that responds to its setting with carefully selected materials, skilled workmanship and modern energy efficiency. At St James View, this is reflected in four distinctive homes, each designed with its own character and a thoughtful approach to everyday living.

The same personal attention extends to the buying experience. Sweetcroft's team provides guidance through the purchase, followed by a handover introducing buyers to their home and explaining its appliances, heating and other systems. A comprehensive homeowner's pack brings together essential instructions and warranty information, while aftercare support helps buyers settle in and addresses any snagging issues. A 10-year structural warranty provides additional reassurance.

CHURCH VIEW

PLOT 2

A TRADITIONAL STONE FARMHOUSE WITH FIVE BEDROOMS AND LARGE OPEN PLAN LIVING SPACE

GROUND FLOOR

Kitchen/Family/ Dining room	10640 x 5965	34' 11" x 19' 7"
Drawing room	7605 x 4575	24' 11" x 15' 1"
Home office	3750 x 2860	12' 4" x 9' 4"
Utility room	4865 x 2215	15' 11" x 7' 3"
Double garage	6985 x 6085	22' 11" x 20' 0"

FIRST FLOOR

Principal bedroom	5465 x 3625	17' 11" x 11' 11"
Ensuite	3750 x 2665	12' 4" x 8' 9"
Dressing room	2525 x 2400	8' 3" x 7' 10"
Bedroom 2	4590 x 4190	15' 1" x 13' 9"
Ensuite	2965 x 2890	9' 9" x 9' 6"
Bedroom 3	4590 x 3190	15' 1" x 10' 5"
Bedroom 4	4475 x 2965	14' 8" x 9' 9"
Bedroom 5	3915 x 2965	12' 10" x 9' 9"
Bathroom	3190 x 2790	10' 5" x 9' 2"

AC Airing cupboard C Cupboard
DR Dressing room ES Ensuite WC Cloakroom
Measurements are approximate and are maximum dimensions

Services, Utilities & Property Information

Utilities – Mains water, mains drainage, mains electricity, air source heat pump; underfloor heating. Photovoltaic solar panels, EV charging point

Mobile Phone Coverage – 4G and 5G mobile signal is available in the area, we advise you to check with your provider. Mobile phone coverage checker - https://www.signalchecker.co.uk/

Broadband Availability – Superfast Broadband Speed is available in the area.

Ofcom Broadband checker - https://checker.ofcom.org.uk/en-gb/broadband-coverage

Tenure – Freehold
Estimated estate management charge: approximately £870 per annum.
Building warranty: 10 years.
EPC rating: B.

Directions

Postcode: OX44 7FJ / what3words: attaching.shadow.skills

Local Authority: South Oxfordshire
Council Tax Band: TBC

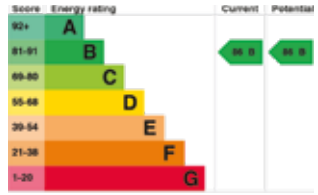
Viewing Arrangements

Strictly via Fine & Country on 01865 953244

Website: https://www.fineandcountry.co.uk/oxford-abingdon-and-wallingford-estate-agents

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Copyright © 2026 Fine & Country Ltd. Company Reg No. 8328850. Registered Office: 121 Park Lane, Mayfair, London, W1K 7AG. Printed

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