



Watergate, Haseley Road,  
Little Milton,  
Oxfordshire, OX44 7QE

Offers in Excess £725,000

**RB** REASTON BROWN

# Spacious 2041 Sq Ft Four Bedroom House With Open Plan Ground Floor, Stunning Kitchen, Master Bedroom Suite With Juliet Balcony, Mature Garden Backing Onto a Nature Reserve. Garage, Drive with Ample Parking. Ideal For Modern Living.

Set within the sought-after village of Little Milton, this beautifully extended four-bedroom detached home offers exceptional modern living with a striking open-plan ground floor finished in sleek porcelain tiles.

The standout Bulthaup kitchen is designed for both practicality and entertaining, featuring graphite laminate worktops, a natural elm veneer island, and high-spec integrated appliances including a Gaggenau self-cleaning oven, steam combination oven, warming drawer, fridge freezer, and raised dishwasher. The spacious living area is both elegant and inviting, complete with a remote-controlled gas fire, contemporary Danish wood-burning stove, and dedicated TV space. Full-width floor-to-ceiling windows with bi-fold doors open onto a generous decking area, creating a seamless indoor-outdoor flow ideal for entertaining. Further ground floor benefits include a cloakroom, utility room with washing machine and separate dryer, extensive concealed storage, and underfloor heating throughout.

Upstairs, the principal bedroom suite impresses with a vaulted ceiling and bi-fold doors opening to a Juliet balcony with delightful views. A stylish dressing area with built-in storage leads to a modern wet room en suite. Three additional bedrooms are served by a contemporary family bathroom. The second floor offers a unique open bridge overlooking the landing, providing access to a useful storeroom.

Externally, the property enjoys a wide driveway with parking for several vehicles, a detached single garage with light, power, and remote door, and a well-maintained rear garden with decking, lawns, mature planting, and views over a nature reserve. There is also potential for a garden office (subject to planning).

Oil central heating, LPG fire, EPC D, Council Tax E, Freehold.

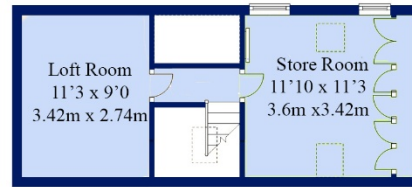
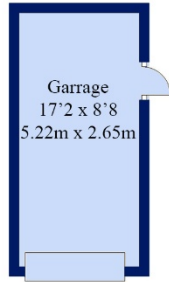
## Situation

Little Milton is a picturesque village located approximately 9 miles from Oxford, 8 miles from Thame, and just 2 miles from Junction 7 of the M40, providing excellent access to London and the Midlands. The village features many charming period properties primarily constructed from local stone, with numerous thatched roofs adding to its historic appeal. Little Milton offers a range of amenities, including a sought-after primary school, church, village hall with post office/shop/cafe and playgroup, and 'The Lamb Inn', an award-winning gastropub, all within easy walking distance. The village is in the catchment area for Wheatley Park School in Holton and is also conveniently near several prestigious independent schools in Oxford and Abingdon, such as Oxford High School, The Dragon, Headington School, St. Edwards, Abingdon School, and St Helen & St Katharine's. Frequent and fast train services to London taking approximately 36 minutes are available from Haddenham/Thame Parkway. The nearby market town of Thame provides a wide range of shopping options, including a Waitrose supermarket, making it a convenient destination for residents of Little Milton.

*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.*







Second Floor



Approx. Gross Internal Floor Area 2041 Sq Ft ( 189.7 Sq M) inc Garage

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



*Viewing is Strictly by Appointment through Reaston Brown*

**www.reastonbrown.co.uk Email: sales@reastonbrown.co.uk**

94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626  
 2-4 Windmill Road, Headington, Oxford, OX3 7BU Tel : +44(0) 1865 308855  
 119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589

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