



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

The Cottage, The Green, Great Milton, OX44 7NT



## GREAT MILTON

Situated in the attractive and highly desirable 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 and is also home to Le Manoir aux Quat' Saisons, the renowned Michelin starred hotel and restaurant.

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 3 | Bathrooms 2 | Receptions 2 | Gardens | Cellar**



## THE COTTAGE

The Cottage is a stunning and characterful Grade II listed home, dating back to the early 18th century and forming part of a picturesque row of cottages overlooking the village green.

Inside, the property is an absolute delight. The beautifully presented interiors are a celebration of period features, with exposed beams, original fireplaces and carefully considered finishes throughout.

The accommodation includes a well-proportioned sitting room featuring an attractive fireplace with wood-burning stove, newly fitted carpets and access to the cellar. Adjoining the sitting room is a second front reception room, currently arranged as a dining room, complete with exposed stonework and a charming internal window connecting to the kitchen.

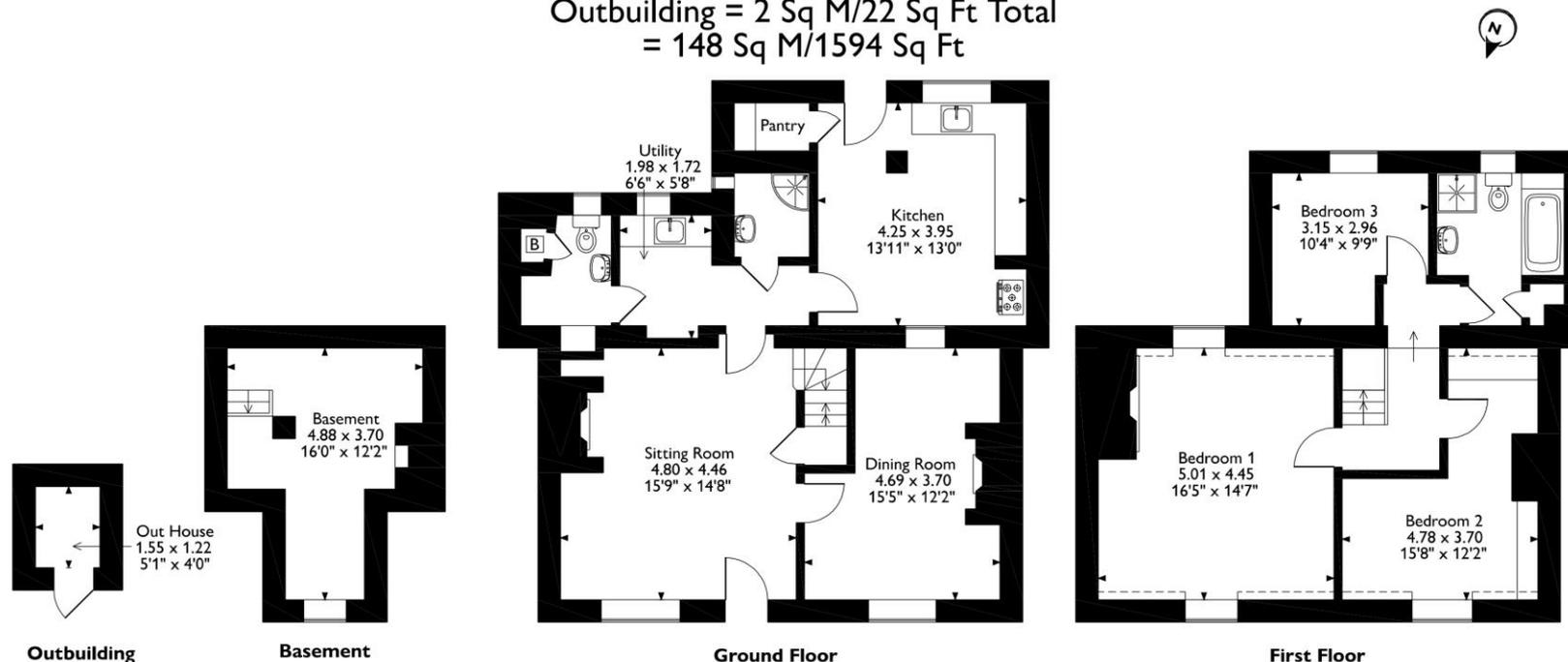
To the rear, the kitchen/breakfast room is accessed via the rear lobby. Overlooking the pretty landscaped gardens, this inviting space features an Aga Range Cooker, shaker-style cabinetry and a pantry, complemented by terracotta tiled flooring. A stable door opens onto the paved terrace perfect for al-fresco dining. A separate utility room, guest cloakroom, and ground floor shower room complete the ground floor.

Upstairs, the charm continues. Three bedrooms are arranged around a central landing, alongside a beautifully fitted family bathroom with both bath and separate shower. The double-aspect principal bedroom is particularly impressive. A light-filled and elegant space with exposed floorboards and a feature fireplace.

Outside, the property benefits from attractive south-facing gardens including a paved patio, stone walling and steps leading up to well-stocked mature herbaceous borders and shrubs. To the rear, there is a further garden, extending to c140 feet, mainly laid to lawn with two garden sheds, both with power.



The Cottage, The Green, Great Milton, Oxford, Oxfordshire  
 Approximate Gross Internal Area  
 Main House = 146 Sq M/1572 Sq Ft  
 Outbuilding = 2 Sq M/22 Sq Ft Total  
 = 148 Sq M/1594 Sq Ft



**SERVICES**

Mains gas, mains water and mains drainage.

South Oxfordshire District Council

Council Tax Band D

**VIEWINGS STRICTLY BY APPOINTMENT THROUGH MORGAN & ASSOCIATES**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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Morgan & Associates  
 The Old Post Office, Haseley Road, Little Milton, Oxon OX44 7PP  
 Tel: 01844 279990 | Email: [property@morganandassociates.co.uk](mailto:property@morganandassociates.co.uk)  
[www.morganandassociates.co.uk](http://www.morganandassociates.co.uk)



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