



Plot I at Fairview
Milton Common, Oxfordshire

MICHAEL GRAHAM

Overview

Building plot with a full build contract and planning permission for a three bedroom residential dwelling on a new six-house development in a village location.

An opportunity to acquire a building plot with planning permission and a build contract in place for an approximately 1,819 sq. ft., brick fronted three-bedroom family house, on a small residential development of six self-build plots, set within the Oxfordshire village of Milton Common.

The plot offers scope to build a brand new home on a pre-sourced site with an approved planning application in place. The planning for the property indicates a traditional external appearance combined with a modern, energy-conscious specification.

The proposed house will provide versatile accommodation arranged over two floors, with three first floor bedrooms and three bath/shower rooms. An entrance hall with a cloakroom has a staircase to the first floor landing, and access to a dual aspect sitting room running the full depth of the house with French doors to the rear garden. The open plan triple aspect kitchen/breakfast/dining room leads to a separate study/snug, designed for modern family life.

- Building plot in Milton Common, Oxfordshire
- Planning permission and build contract
- Proposed three bedroom house
- Contemporary new-build specification
- Air source heat pump
- Underfloor heating to ground floor
- Opportunity to select finishes and consider additional upgrades
- Front and rear gardens, driveway parking

Personal Finishes and Additional Enhancements

The build contract provides the purchaser with allowances for the flooring, kitchen, and bathrooms, giving purchasers the opportunity to personalise finishes within the agreed budget along with the potential to design internal layout to suit personal individual requirements.

There is also scope to discuss additional enhancements including underfloor heating upstairs, specialist floor finishes - epoxy, large format tiling (900 x 600mm max allowed), CCTV, alarm systems, additional insulation, roof lights, upgrades to glazing ie triple glazed or noise reduction glass, smart lighting, integrated blinds, MVHR, solar panels or battery systems, fitted wardrobes, and landscaping, subject to the agreed build specification.

Schooling

Milton Common is well placed for access to a selection of well-regarded schools in the surrounding area, with options in nearby Thame, Wheatley and Oxford. For younger children, local primary choices include Little Milton C of E School and Wheatley C of E Primary School, while secondary education is available at Lord Williams's School in Thame and Wheatley Park School in nearby Holton, both of which provide sixth-form education. The area also offers access to a number of independent schools in Oxford, providing further choice for families.

Address:

Plot I at Fairview, Old London Road, Milton Common, Thame, Oxfordshire, OX9 2JR

Guide Price £200,000



Within easy reach

 M40 junction 7: **0.2 miles**

 Haddenham & Thame Parkway: **6.4 Miles**
(44 minutes to Marylebone)

 Oxfordshire Golf Club: **2.7 miles**

Locality

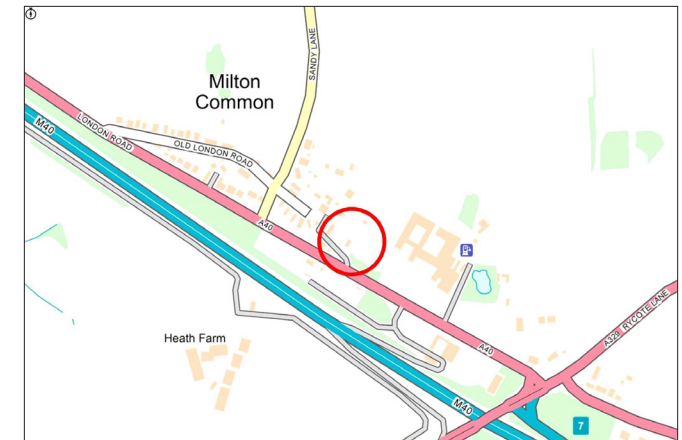
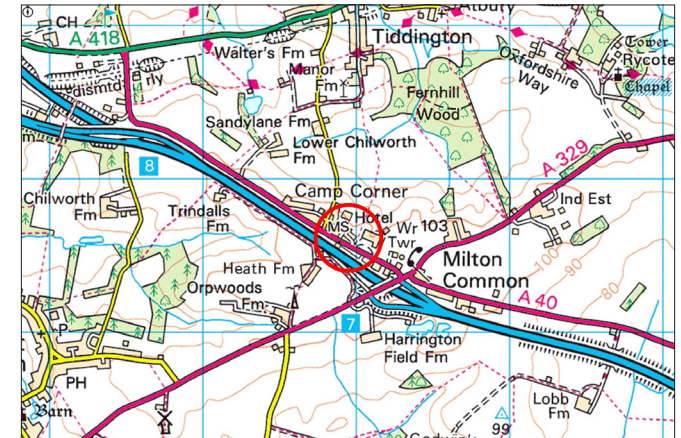
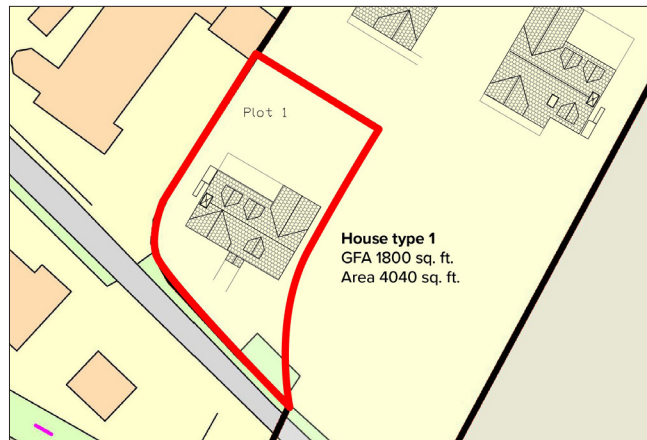
Milton Common is an Oxfordshire village situated close to the M40, offering a convenient position for access to Oxford, Thame, London and the wider motorway network. Current local property listings highlight the village's countryside setting and accessibility, with the M40 particularly convenient for commuters.

ADDITIONAL INFORMATION

Services: Electricity, Water, Air source heat pump,
Mains drainage

Council Tax: South Oxfordshire Council.

Predicted EPC: B



Agents Note

All computer generated images (CGIs) are indicative only. External finishes, landscaping, materials, fixtures and fittings may vary from those shown.

To arrange a viewing please contact:

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