



Plot 3 at Fairview
Milton Common, Oxfordshire

MICHAEL GRAHAM

Overview

An opportunity to acquire a building plot with planning permission and a build contract in place for a 1980 Sq.ft. traditional brick four bedroom-bedroom family home, on a small residential development of just 6 self build plots, set within the popular Oxfordshire village of Milton Common.

Offering the opportunity to create a brand-new home without the uncertainty and time involved in sourcing a site and progressing a separate planning application, this exciting development combines a traditional external appearance with a modern, energy-conscious specification. This well-designed four-bedroom home offers generous, versatile accommodation arranged over two floors, making it ideally suited to modern family living.

The ground floor provides a welcoming sense of space, with a family room forming the heart of the home. A separate dining room offers an excellent setting for everyday meals and entertaining, while the adjoining kitchen provides a practical and well-defined space for family life. A useful utility room and cloakroom add valuable convenience.

Upstairs, the property offers four well-proportioned bedrooms, creating plenty of flexibility for a growing family, guests or a home-working arrangement. Two bedrooms benefit from their own en-suite facilities, complemented by a further family bathroom.

The thoughtful layout provides a clear separation between social and private spaces, while the generous overall floor area gives the home a comfortable and adaptable feel. With its combination of spacious living accommodation, four bedrooms and three bathrooms, this is a substantial family property designed with contemporary living in mind.

- **Building plot in Milton Common, Oxfordshire**
- **Planning permission and build contract**
- **Proposed four 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 3 at Fairview, Old London Road, Milton Common, Thame, Oxfordshire, OX9 2JR

Guide Price £225,000



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

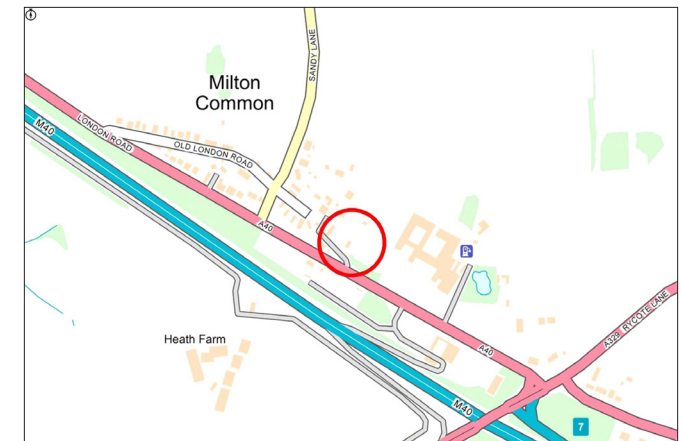
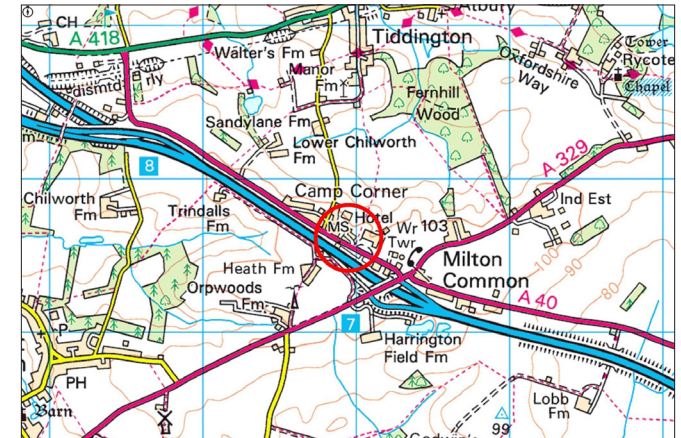
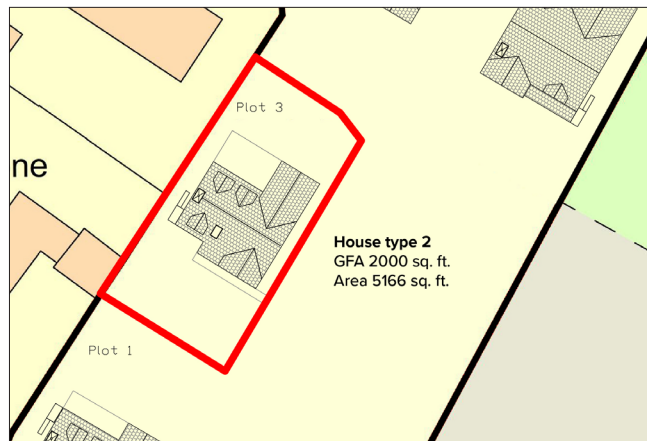
Milton Common is an Oxfordshire village situated close to the M40, offering a convenient position for access to Oxford, Thame, London and the wider motorway network. Current local property listings highlight the village's countryside setting and accessibility, with the M40 particularly convenient for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

Michael Graham Princes Risborough

T: 01844 396000 W: michaelgraham.co.uk



MICHAEL GRAHAM