



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Southerdown Cottage, Haseley Road, Little Milton, OX44 7QE



Little Milton

Southerndown Cottage is ideally positioned for someone seeking village life but requiring great access to communications and to the amenities offered by a larger town or city. Oxford is only 9 miles distant and offers extensive shopping and leisure facilities. Local amenities can be found in the nearby market town of Thame and the M40 provides excellent access to London and the Midlands. There is also a frequent fast train service to London from the mainline stations of Didcot and Haddenham & Thame Parkway.

Little Milton is a small village with many period properties, which are predominantly built in local stone. It has a thriving and sociable village community and offers an excellent range of amenities including a well-regarded primary school, church, village post office/shop & cafe, a country pub/restaurant, recreation ground and a pre-school for the under 5's all within a short walk. Education in the area is first class with the high performing independent schools in both Abingdon and Oxford easily accessible.

The village is surrounded by delightful countryside with a network of footpaths and bridleways. Southerndown Cottage is within a stone's throw of the BBOWT nature reserve.

Bedrooms 3 | Bathrooms 1 | Receptions 1 | EPC F



Southerndown Cottage

Southerndown Cottage is a wonderful village home situated on the edge of the sought after village of Little Milton.

Inside, the house has a welcoming feel and is well presented throughout. The accommodation is light and airy and includes a generous open plan kitchen/dining room with Aga and wood flooring, which follows through to the adjoining dual aspect sitting room with wood burning stove.

Upstairs, there are three bedrooms, fitted wardrobes, a recently refitted shower room and separate guest cloakroom. As throughout the rest of the property, the bedrooms and bathrooms are well presented throughout.

Outside, there is an attractive south west facing enclosed garden, with open countryside views, a charming converted milking parlour, which would make a perfect home office, a double garage, which also has the potential to be converted into a studio and ample driveway parking space.

This is a fabulous period home, which is ideally positioned for someone seeking village life but requiring great access to communications and to the amenities offered by a larger town or city.

Services

Electric heating, mains water and mains drainage

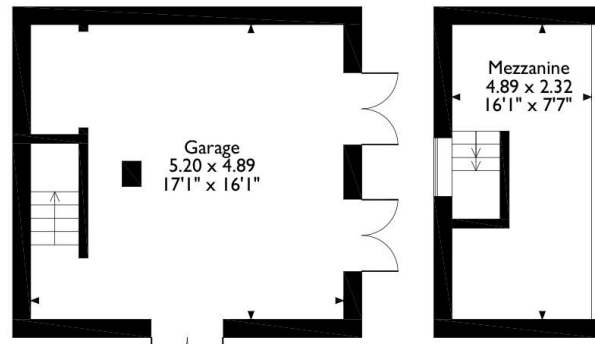
South Oxfordshire District Council
Council Tax Band – D

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



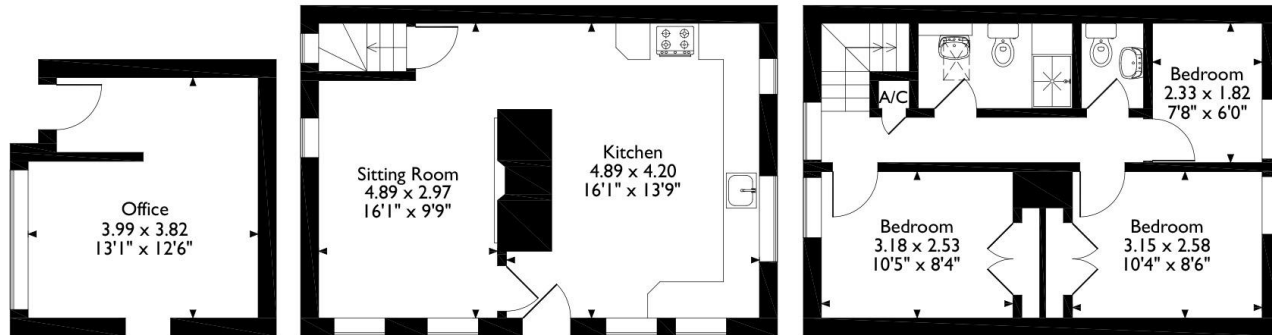
Southerndown Cottage, Haseley Road Little Milton

Approximate Gross Internal Area
 Main House = 72 Sq M/776 Sq Ft
 Mezzanine = 11 Sq M/118 Sq Ft
 Garage = 25 Sq M/269 Sq Ft
 Outbuilding = 15 Sq M/161 Sq Ft
 Total = 123 Sq M/1324 Sq Ft



Garage

Mezzanine



Outbuilding

Ground Floor

First Floor

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.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

SERVICES: Electric heating, mains water and mains drainage.

Council tax band: D
 South Oxfordshire District Council

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