



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

2 Pegswell Lane, Great Milton, Oxfordshire, OX44 7NE



GREAT MILTON

Pegswell Lane is home to a picturesque row of 'perfectly petite' Victorian cottages, hidden from sight and a bit of a local secret. Situated in the heart of this extremely popular village, 2 Pegswell Lane is a gorgeous starter home, weekend retreat or a downsizer's dream.

Great Milton itself is right at the top of many buyers' wish lists. With its own shop, post office, pub and highly regarded local primary school, the village is both rural and full of life. 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.

Bedrooms 1 | Bathrooms 1 | Receptions 1 | EPC D



2 PEGSWELL LANE

2 Pegswell Lane is a traditional Victorian workers cottage, built of attractive local stone and pretty as a picture. This mini-terrace of properties is tucked away down a little footpath in the very middle of the village and is an incredibly quiet and peaceful spot. Despite being small in size, the property has its own 'bijou' walled garden area to the front, perfect for a table and chairs and enjoying the summer sun.

Inside and the cottage is cute, cosy and welcoming with exposed beams and an attractive original inglenook fireplace (not currently in use). The slate floor runs through into the kitchen which is fully fitted and neatly tucked into the corner of the property, leaving space for a table and chairs. Windows on both the front and back of the cottage bring in natural light and the overall feel is charming.

The timber staircase curves up into the good sized double bedroom on the first floor, the part vaulted ceiling adding yet more light and a feeling of space. An added bonus is the converted attic which has been cleverly designed with a folding ladder to become a large wardrobe.

Back outside, and the property also comes with a useful timber clad outbuilding which currently houses a laundry as well as a separate store room.

This cottage is an opportunity to purchase a little home in a village with huge appeal. A delightful period property with charm throughout.



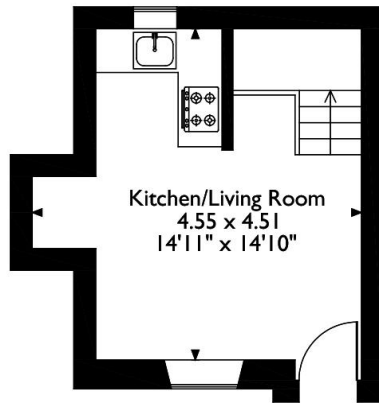
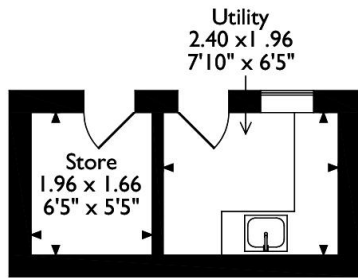
2 Peggswell Lane Great Milton, Oxford, Oxfordshire

Approximate Gross Internal Area

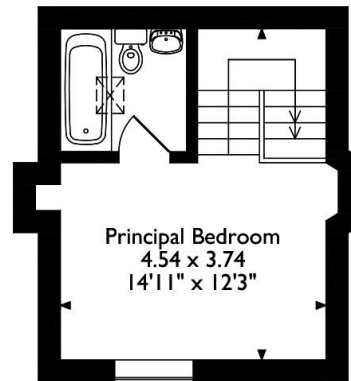
Main House = 42 Sq M/452 Sq Ft

Outbuilding = 8 Sq M/86 Sq Ft

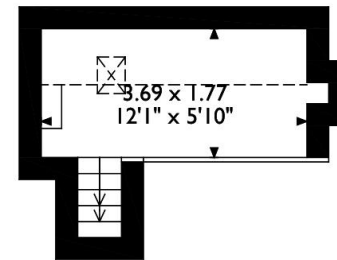
Total = 50 Sq M/538 Sq Ft



Ground Floor



First Floor



Second Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

SERVICES

Mains gas and mains drainage

South Oxfordshire District Council
Council Tax Band: C

EPC rating: D

Freehold

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.

Morgan & Associates

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