



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Kenya, Lower End, Great Milton, OX44 7NJ



SITUATION

Great Milton is right at the top of many buyers wish list. With its own shop & post office, highly re-garded local primary school and bus service into Oxford, the village is both picturesque and full of life. Rural but incredibly well connected, Great Milton is just five minutes drive from junction 7 on the M40 and trains from nearby Haddenham and Thame parkway will take you into London in just over half an hour.

Bedrooms 3 | Bathrooms 1 | Receptions 2 | EPC D

SERVICES: Mains gas and mains drainage.

LOCAL AUTHORITY: South Oxfordshire District Council

COUNCIL TAX BAND: D

VIEWINGS STRICTLY BY APPOINTMENT



Kenya is a 1930's semi-detached, three bedroomed property and a fantastic opportunity to purchase a home to 'make your own' in this highly desirable location.

Kenya sits in the Lower End of Great Milton, a delightful location within this extremely pretty village. The property benefits from its own private driveway. The exterior of the property is simple and understated with a more recently added front porch and double-glazed windows.

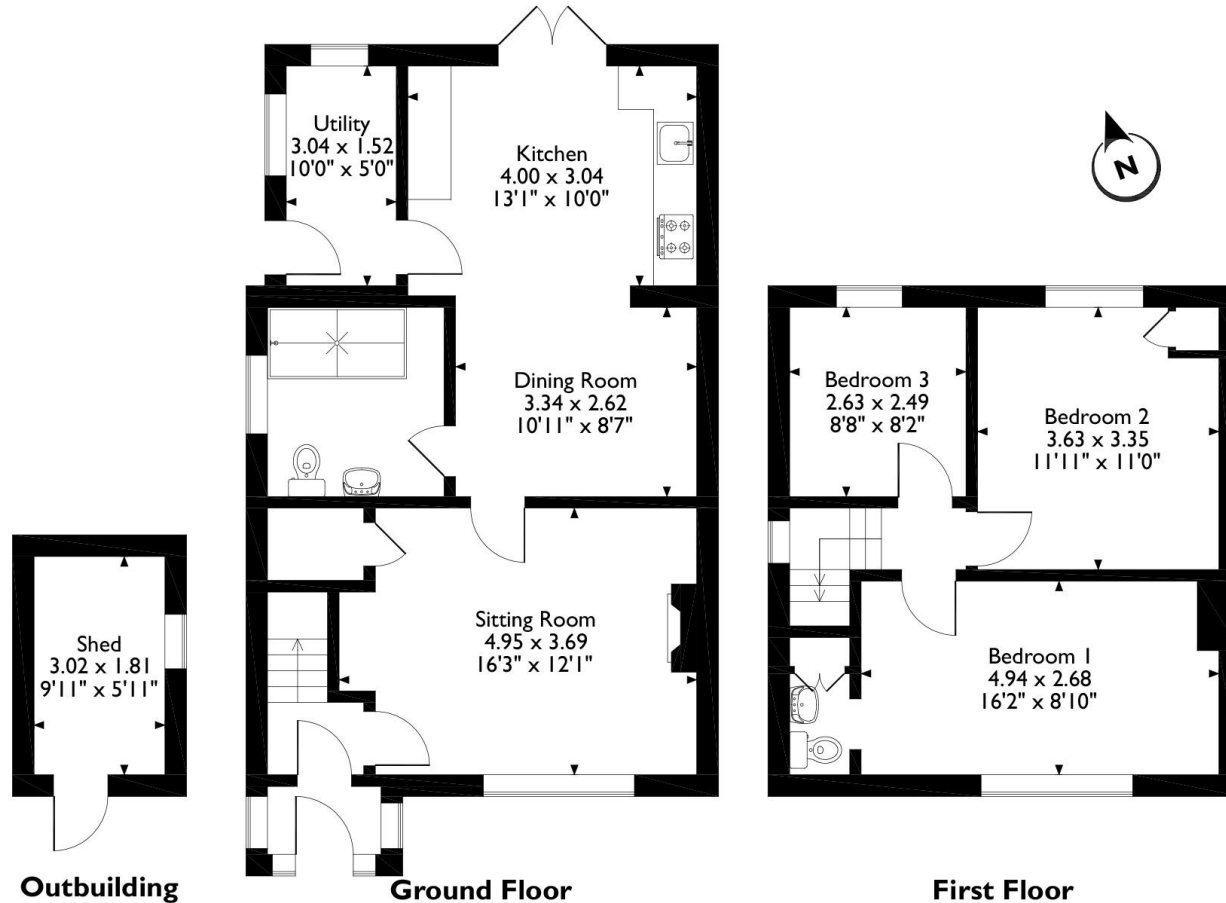
Inside, the property requires updating but offers plenty of space and scope for modernisation. The living room to the front is a good size with a feature fireplace and large South facing window. Through into the rear of the property and you'll find a dining area which leads into the kitchen and large double doors out onto the garden. The bathroom is located downstairs and has been recently refitted. This is an extremely large room and offers scope for reconfiguration. There is also a back door and conveniently situated utility room next to the kitchen on the side of the house.

Upstairs, the front bedroom is a good size with its own WC. There is the opportunity here to rear-range the space and fit a bathroom. The second bedroom at the rear of the property is also a good sized double, whilst the third bedroom is slightly smaller. Both of these bedrooms benefit from glorious, far-reaching views over fields and countryside. There is also an attic space which is currently used for storage although has the potential to be converted into livable space (subject to the necessary planning conditions).

Outside, the garden is a nice size and mostly laid to lawn. There are a number of outbuildings which, if removed would increase the outside space dramatically. The house also has side access and the plot is nicely level and useable throughout.



Kenya, Lower End Great Milton, Oxford, Oxfordshire
 Approximate Gross Internal Area
 Main House = 97 Sq M/1044 Sq Ft
 Outbuilding = 5 Sq M/54 Sq Ft



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

