



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

10 Chiltern View, Little Milton, OX44 7QP



LITTLE MILTON

Chiltem View 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.

The village itself is a short drive from the M40 at junction 7 and only seven miles from the historic city of Oxford, with a multitude of museums, shops and restaurants. There is a frequent fast train service to London from the mainline stations of Didcot and Haddenham & Thame Parkway.

Little Milton is a small village with a thriving and sociable village community and offers an excellent range of amenities including a well-regarded primary school, church, village post office/shop & café, country pub/restaurant, recreation ground and a pre-school for the under 5's all within a short walk. It is in the catchment area for Wheatley Park School at Holton and there are many popular independent schools in Oxford and Abingdon.

Tucked away from the road in a popular, tree lined development, the property is moments away from the Little Milton Nature Reserve and numerous countryside walks.



10 CHILTERN VIEW

10 Chiltern View is a well-presented and much-loved home, which has been improved and beautifully maintained by the current owners. Situated in a quiet no through road in the picturesque village of Little Milton, this property is the perfect opportunity for first time buyers, upsizers or downsizers alike.

Light and bright, the house moves from the entrance hallway with built in storage, through to the modern fully-fitted kitchen with generous range of wall and base units and into the conservatory extension beyond (currently housing the dining table) and filling the whole rear of the property with light. The ground floor also has a separate cosy living room with wood burning stove and a convenient separate study area for home working.

Upstairs there are two good size double bedrooms with generous built-in storage. The contemporary bathroom, as with the rest of the property, is immaculately fitted and maintained.

Outside the garden is a good size and benefits from plenty of sun and privacy. It is predominantly laid to lawn with a paved patio for entertaining and attractive summerhouse. There is also driveway parking, a single garage with smart car charger and communal parking at the end of the cul-de-sac.

This is a wonderful opportunity for someone to own a home in the thriving village of Little Milton with its own solar energy system as the property benefits from solar panels with battery and Myenergi Eddi system. The house runs on electric, along with the wood burner, which is currently used as the main heating source. The solar panels and battery make the running of the house extremely economical.



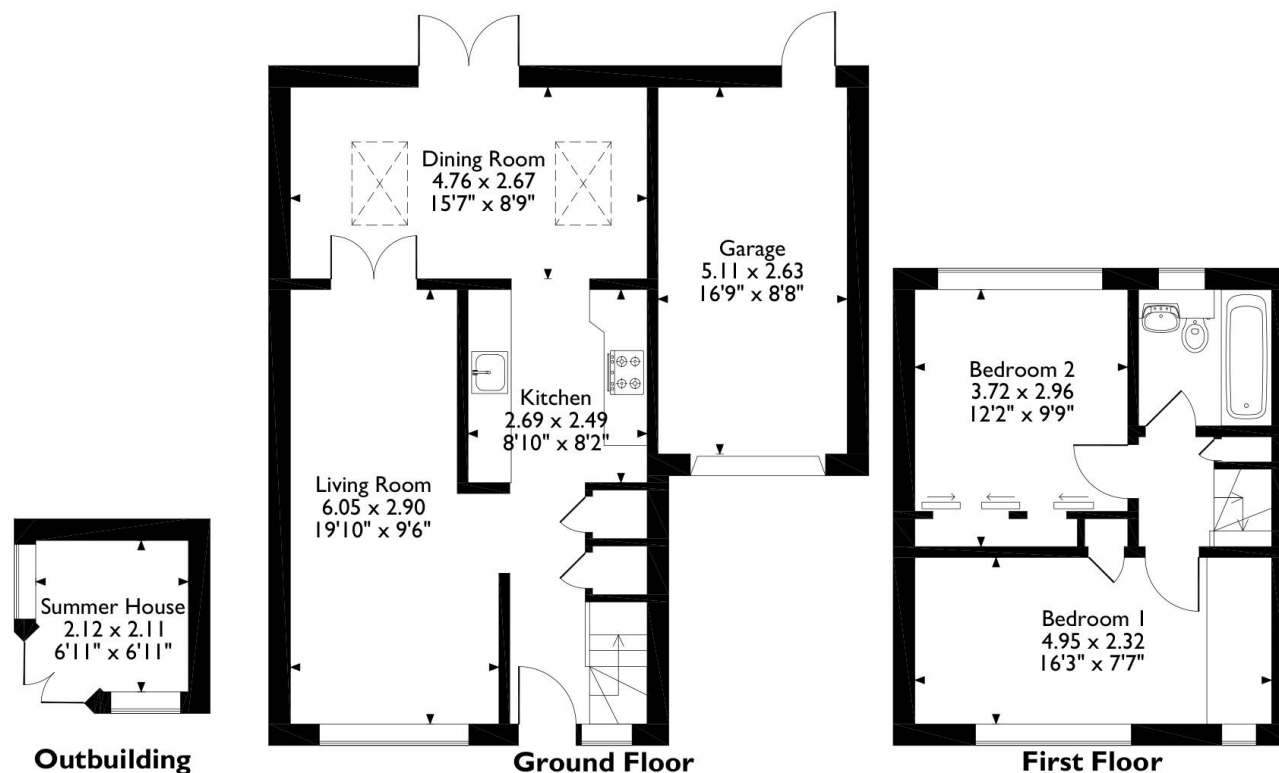
10 Chiltern View, Little Milton, Oxford, Oxfordshire

Approximate Gross Internal Area

Main House = 74 Sq M/797 Sq Ft

Garage = 13 Sq M/140 Sq Ft

Outbuilding = 4 Sq M/43 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	84	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Services: Electricity and mains drainage

Local Authority: South Oxfordshire District Council

Council Tax Band: D

VIEWINGS STRICTLY BY APPOINTMENT

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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