



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

34 Chiltern View, Little Milton, Oxfordshire OX44 7QP



LITTLE MILTON 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 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 tree lined development, the property is moments away from the Little Milton Nature Reserve and numerous countryside walks.

Bedrooms 3 | Bathrooms 1 | Receptions 1 | EPC F



34 CHILTERN VIEW

34 Chiltern View is a wonderful mid terrace home, beautifully maintained by the current owners. Its three bedrooms make it perfect for a family and its immaculate presentation means you could move in without having to so much as lift a paintbrush. 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.

Light and bright, the house moves from a spacious entrance hall into a fabulous modern open plan kitchen/dining room with generous storage, underfloor heating and a glass roof extension, that fills the whole rear of the property with light, making it a perfect space for both family living and entertaining.

The rear of the house is complemented by a low maintenance, enclosed lawned garden and a sizeable home office/garden room, which makes home working easy.

The ground floor also has a well-proportioned dual aspect separate living room with double doors through to the dining area and there is also a ground floor guest cloakroom off the entrance hall.

Upstairs there are three bedrooms. Built-in storage makes even more of the space, and light spills into each of the rooms. The bathroom benefits from a separate shower and, as with the rest of the property, is immaculately fitted and maintained.

34 Chiltern View is a fantastic home that offers wonderful living space in a lovely location.

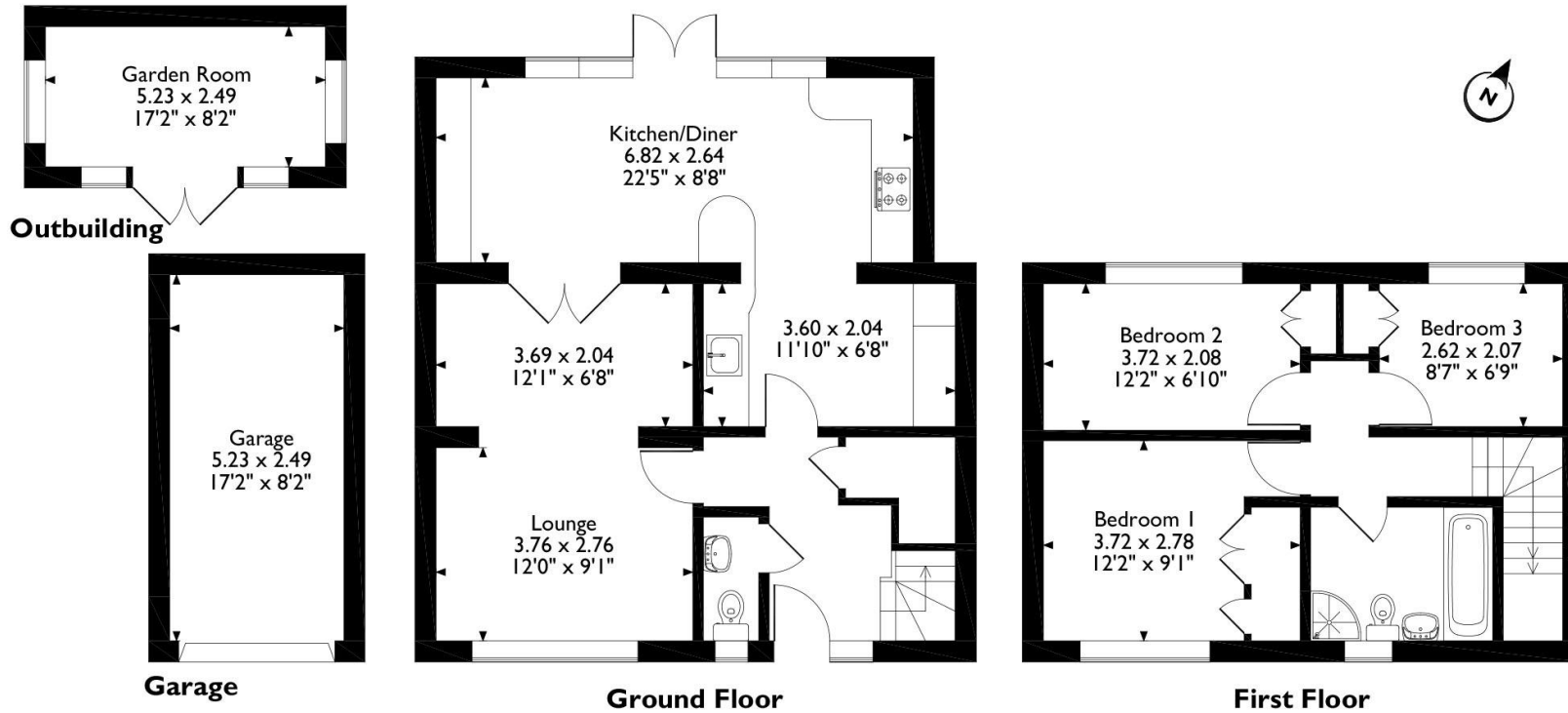
SERVICES

Electric heating and mains drainage.
South Oxfordshire District Council – Band D
EPC F



34 Chiltern View, Little Milton, Oxford, Oxfordshire
 Approximate Gross Internal Area
 Main House = 96 Sq M/1033 Sq Ft
 Outbuilding = 8 Sq M/86 Sq Ft
 Garage = 13 Sq M/140 Sq Ft
 Total = 117 Sq M/1259 Sq Ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	23	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.

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