



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Candleford, High Street, Little Milton, OX44 7PU

Candleford is a spacious, detached family home in a highly desirable South Oxfordshire village. Generous living space, combined with a fabulous garden and two separate home offices make this an incredibly exciting opportunity for a family looking for the perfect home in which to grow.

LITTLE MILTON

Little Milton is a beautiful village with an eclectic mix of period homes and more modern properties, surrounded by wonderful walks in unspoilt countryside. With its own busy local pub/restaurant, village post office/shop & cafe and popular village primary, Little Milton is perfectly located for a busy family looking to settle into countryside life.

Close proximity to Oxford, just minutes to the M40 and with Haddenham & Thame Parkway in easy reach, this location is immensely convenient and with two separate home offices, Candleford will appeal to the homemaker and commuter alike.

SCHOOLING

Along with the village primary school and preschool, there is an excellent selection of independent schools in nearby Oxford and Abingdon (both c.8 miles distant).

- The Dragon
- St Edwards
- Oxford High
- Summerfield's
- Headington Girls School
- Cothill
- Radley College
- Abingdon

SITUATION

- Oxford c.8 miles
- Thame c.7 miles
- London c.52 miles
- M40 J7 c.2 miles





CANDLEFORD

Neatly set back from the road down a driveway (shared only with the house next door) Candleford is an attractive property, built around 40 years ago and faced in lovely local stone. Recently replaced UPVC double glazing enhances the property's appearance further, as well as greatly increasing the thermal efficiency. There is private parking for multiple cars right outside the house itself, which is a huge benefit in a village location.

To the front of the property on the driveway sits the first of the impressive home offices. Formerly a large garage, the current owners have carried out a high spec, full renovation of the space which now houses a kitchenette, WC, generous seating area and office space. Underfloor heating, a new combi boiler and an independent wifi network make this a simply fantastic work from home space and potential additional accommodation. Separate storage has also been retained in part of the building and we are informed there is a large boarded up attic area which offers further scope for development.

Into the house itself and the ground floor space is extremely generous. To the left of the property is the full width living room with attractive original block parquet flooring and a recently fitted 'statement' picture window, framing the views out onto the garden at the rear. A working log burner adds a cosy feel to the large room. There are two additional reception rooms on the ground floor - one currently used as a playroom - each with double doors out onto the garden. The kitchen is currently located at the front of the home and offers scope for a new owner to update and make their own. A good sized space, this room has potential for a complete transformation or possibly, subject to the new owner's taste and style, be located to the rear of the property overlooking the garden.

Upstairs, the house offers five bedrooms - three smaller rooms, perfect for children, a larger double at the front and a generous principal bedroom with a recently refitted ensuite. The ensuite is beautifully refurbished with a bespoke double sink unit, Moroccan style tiling, underfloor heating and automatic night time lighting. The family bathroom also benefits from a similar high standard of refurbishment with a bath and separate shower.



Outside, the garden is large and an 'ideal' size for a family with plenty of space for the children to practice their sporting skills and endless scope for a keen gardener to do something very special. Surrounded by mature trees, the garden is not overlooked and is a real highlight of this fantastic property. A second very substantial, scandi style home office is at the end of the garden. Modern and timber clad with large glazed double doors, this is a fantastic addition to the home and a significant investment by the current owners.

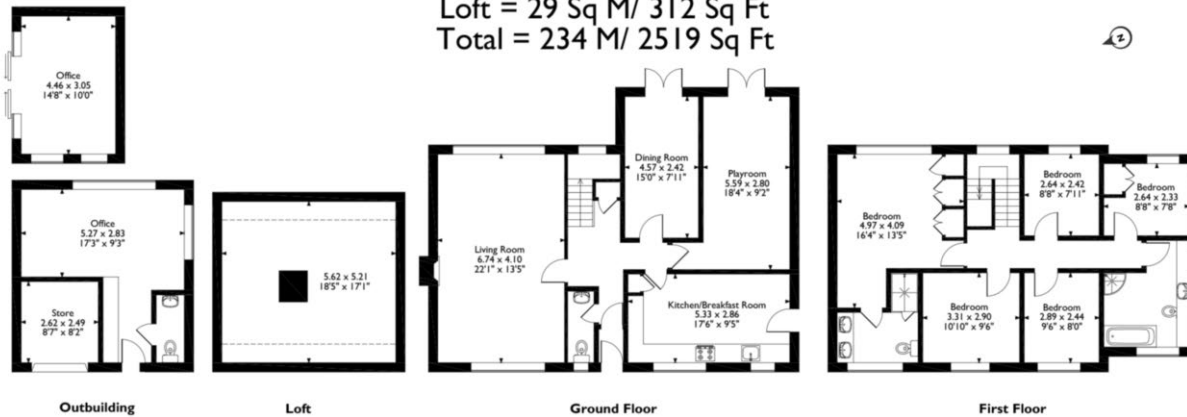
These TWO, high end home offices are a rather unique feature and greatly extend the flexibility of this home. Whether for running a business, giving the children a separate space, as additional accommodation for guests or as artists or musician's studios, these bespoke, beautifully appointed offices are a huge bonus and transform this family home into something rather special.

Candleford's fantastically flexible space and highly desirable location make this an extremely exciting proposition and one that does not come along often. A large modern family home with generous square footage inside and out, in the heart of the South Oxfordshire countryside, call today to book your viewing.



Candleford, HighStreet Little Milton, Oxford, Oxfordshire

Approximate Gross Internal Area
Main House = 161 Sq M/ 1733 Sq Ft
Outbuilding = 44 Sq M/ 474 Sq Ft
Loft = 29 Sq M/ 312 Sq Ft
Total = 234 M/ 2519 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.

SERVICES

LPG, mains water and mains drainage. Google Nest controlled heating in both the house and the office. Independent wifi networks and hard-wired broadband in both offices.

LOCAL AUTHORITY

South Oxfordshire District Council

TAX

Council tax band G

VIEWINGS STRICTLY BY APPOINTMENT WITH MORGAN & ASSOCIATES

Morgan & Associates
THE OLD POST OFFICE, HASELEY ROAD, LITTLE MILTON, OX44 7PP

Tel: 01844 279990 | Email: JLanglais@morganandassociates.co.uk

www.morganandassociates.co.uk



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS