



Watergate, Haseley Road,
Little Milton,
Oxfordshire, OX44 7QE

Guide Price £800,000

RB REASTON BROWN

Spacious 2041 Sq Ft Five Bedroom House With Open Plan Ground Floor, Stunning Bulthaup Kitchen, Master Bedroom Suite With Juliet Balcony, Mature Garden Backing Onto a Nature Reserve. Garage, Drive with Ample Parking. Ideal For Modern Living.

A detached five-bedroom extended house situated in the sought after village of Little Milton; this property offers modern open-plan living on the ground floor with porcelain floor tiles throughout. The stunning Bulthaup kitchen, designed for both functionality and socialising, features graphite laminate worktops with a natural elm veneer 'island', and top-brand appliances including a Gaggenau self-cleaning oven, steam combination oven, warming drawer, integrated fridge freezer and a raised integrated dishwasher. The living area is equipped with a remote-controlled gas fire, a TV area, a contemporary Danish wood-burning stove, and features full-width floor to ceiling windows incorporating bi-fold glass doors that open onto decking for al fresco entertaining. Additional amenities include a cloaks/ washroom, a utility room equipped with washing machine and separate drier, ample concealed storage facilities and underfloor heating throughout. On the first floor, the master bedroom suite offers stunning views through bi-fold glass doors opening to a Juliet balcony, with a high vaulted ceiling enhancing the sense of space and light. A room divider incorporating ample clothes storage and a further built-in double wardrobe creates a stylish and functional dressing area leading through to a wetroom shower with washroom ensuite. Three further bedrooms (two doubles and a single) and a family bathroom complete the first floor. The second floor features a contemporary open bridge area above the first-floor landing, providing access to the fifth bedroom or study and a good-sized storeroom. Externally, the front garden behind a stone wall has a wide driveway to the front and side for parking several vehicles, also a detached single garage with remote control door and with light and power. There are also water outlets and main drains at the rear, offering potential for a garden office (subject to planning permission). The rear garden features a terraced wooden decking area leading to established lawns, shrub borders and trees, and with views over a nature reserve. This home perfectly combines modern luxury with functional living, set in a picturesque and convenient location. EPC =D Council Tax = E

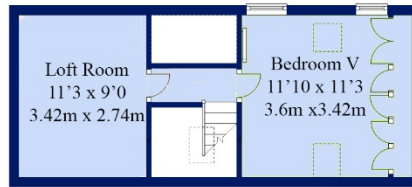
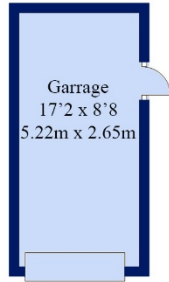
Situation

Little Milton is a picturesque village located approximately 9 miles from Oxford, 8 miles from Thame, and just 2 miles from Junction 7 of the M40, providing excellent access to London and the Midlands. The village features many charming period properties primarily constructed from local stone, with numerous thatched roofs adding to its historic appeal. Little Milton offers a range of amenities, including a sought-after primary school, church, village hall with post office/shop/cafe and playgroup, and 'The Lamb Inn', an award-winning gastropub, all within easy walking distance. The village is in the catchment area for Wheatley Park School in Holton and is also conveniently near several prestigious independent schools in Oxford and Abingdon, such as Oxford High School, The Dragon, Headington School, St. Edwards, Abingdon School, and St Helen & St Katharine's. Frequent and fast train services to London taking approximately 36 minutes are available from Haddenham/Thame Parkway. The nearby market town of Thame provides a wide range of shopping options, including a Waitrose supermarket, making it a convenient destination for residents of Little Milton.

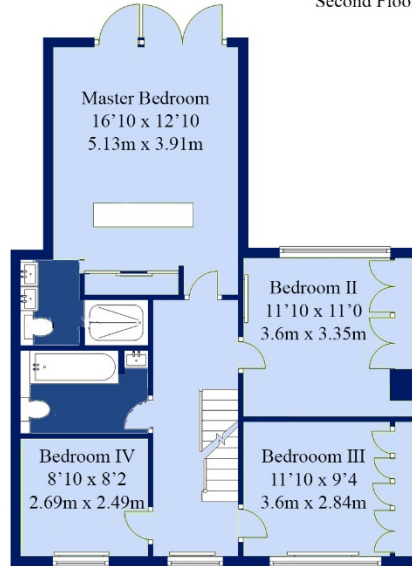
The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.







Second Floor



Approx. Gross Internal Floor Area 2041 Sq Ft (189.7 Sq M) inc Garage

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Viewing is Strictly by Appointment through Reaston Brown

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