



2, Peggsell Lane
Great Milton,
Oxfordshire, OX44 7NE

Offers In Excess Of
£290,000

RB REASTON BROWN

A Wonderful One Bedroom Victorian Cottage Benefiting From Charming Features.

Situation In A Popular Village Location.

2 Peggswell Lane is a quintessential Victorian cottage, crafted from charming local stone. This delightful mini-terrace is a picture of tranquillity and offers a peaceful retreat. Though modest in size, the cottage features a quaint walled garden at the front.

Step inside and you'll find a space that exudes warmth and character. The interior is adorned with exposed beams and a lovely original inglenook fireplace (currently not in use), enhancing its cosy, welcoming atmosphere. The slate flooring extends into a well-appointed kitchen, which is tucked neatly in one corner. Natural light floods the space through windows at both the front and back, further adding to the cottage's charm.

A timber staircase ascends to the first-floor double bedroom, which benefits from a vaulted ceiling that amplifies the sense of space and light. An extra perk is the cleverly converted attic, accessible via a folding ladder and repurposed into a generous wardrobe.

Outside, the property includes a practical timber-clad outbuilding, which currently serves as a utility / laundry and separate storage room.

This cottage presents a wonderful chance to own a piece of village life, brimming with period charm and character. Nestled on a serene footpath in the heart of the village. EPC: D Council Tax Band: C

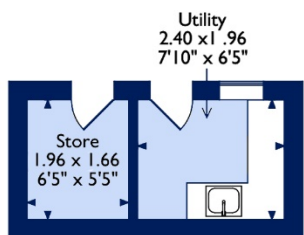
Situation

Great Milton is set in rolling countryside west of the Chiltern Hills, there is a village primarily school, two churches, a community owned public house, shop and post office as well as the renowned restaurant Le Manoir aux Quat' Saisons. The village is within easy reach of Thame, Wheatley and Oxford. The M40, which is a few miles north of the village (junction 7&8a), provides swift access to not only Oxford but also London and the north. The A329 provides a link to Thame, Wallingford, Didcot, Reading and Henley to the south. The village is a particularly sought after with Haddenham and Thame Parkway train station around 7 miles away (Trains to London Marylebone - journey time from 36 minutes). M40 (Junction 7) 2 miles, London 40 miles, Heathrow Airport 35 miles, Thame 5 Miles Oxford 9 miles,(all distances and times are approximate).

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.



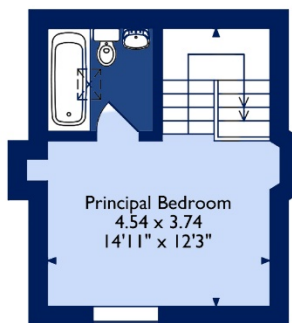




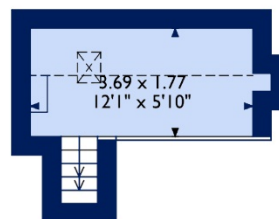
Ground Floor



First Floor



Second Floor



Approx. Gross Internal Floor Area 538 Sq Ft (50 Sq M)

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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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