



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

Pitts Cottage, Lower End, Great Milton, OX44 7NF



## GREAT MILTON

Situated in the attractive and highly regarded village of Great Milton c. 8 miles south east of Oxford and c. 7 miles west of Thame. Great Milton itself is right at the top of many buyers' wish lists. With its own pub and highly regarded local primary school, the village is both rural and full of life.

Incredibly well connected, Great Milton has its own bus service into Oxford, is just five minutes from junction 7 on the M40 and trains from nearby Haddenham and Thame will take you into London in just over half an hour.

The village is surrounded by delightful countryside with a network of footpaths and bridleways. There is also a first-class range of independent and preparatory schools in the area. The Oxfordshire Golf Club and the Waterstock Golf Club are nearby.

**Bedrooms 4 | Bathrooms 2 | Receptions 2 | EPC D**



## PITTS COTTAGE

Pitts Cottage is a charming and much-loved home that has been thoughtfully extended by the current owners, successfully combining original character, including exposed beams and stonework, with stylish modern living.

Quietly tucked back from the lane in the highly sought-after village of Great Milton, the property enjoys a peaceful setting within walking distance of the village primary school and pub and is surrounded by idyllic countryside walks.

At the heart of the home is a light and airy open-plan kitchen, featuring overhead rooflights and French doors that open directly onto a landscaped terrace and garden beyond, creating a wonderful space for entertaining and everyday family life.

Two additional well-proportioned front reception rooms offer versatile living areas and there is also a utility room and guest cloakroom tucked away for practical convenience.

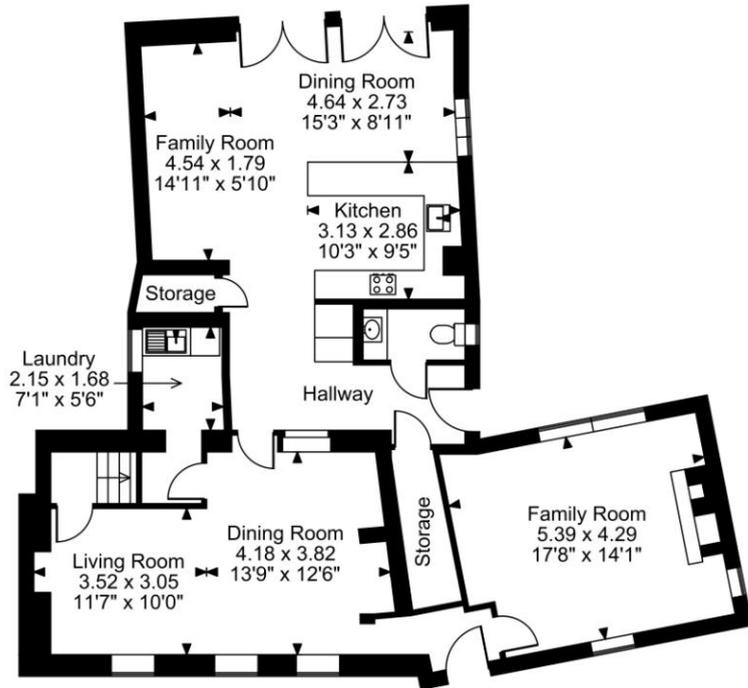
Upstairs, the property offers four bedrooms, including a generous triple-aspect principal bedroom, alongside two modern family bathrooms.

Outside, the property sits on a generous quarter-acre plot with a mature and beautifully landscaped garden. A detached garden office/studio with adjoining storage shed provides the perfect workspace, while a large timber store at the far end of the garden, backing onto the village allotments, offers excellent potential for conversion into a further studio, gym or workshop. Driveway parking is available to the side, with additional on-road parking.

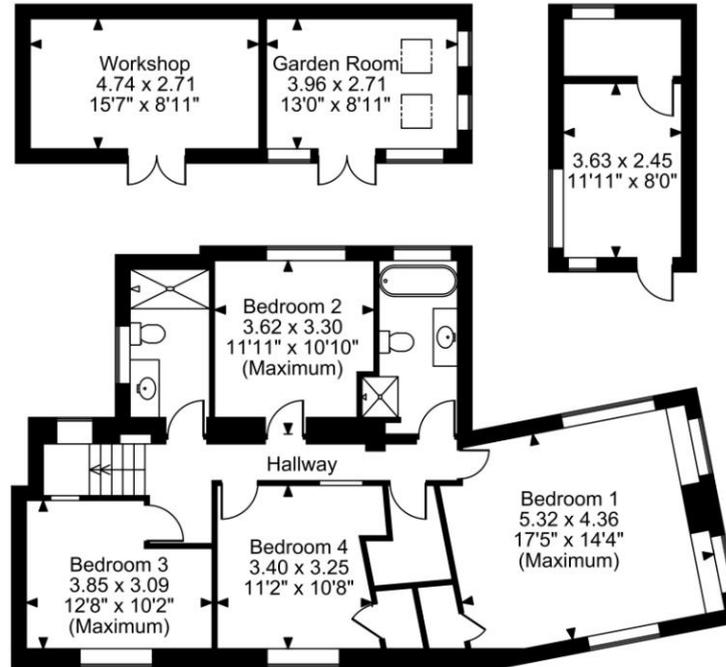
Pitts Cottage is a superb village home with excellent access to London and Oxford, ideally suited to professionals, families, upsizers and downsizers alike.



**Pitts Cottage, Lower End, Great Milton, Oxford**  
**Approximate Gross Internal Area**  
**Main House = 2125 Sq Ft/197 Sq M**  
**Outbuilding = 389 Sq Ft/36 Sq M**  
**Total = 2514 Sq Ft/234 Sq M**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**SERVICES**

Mains gas, mains water and mains drainage.

South Oxfordshire District Council

Council Tax Band G

**VIEWINGS STRICTLY BY APPOINTMENT THROUGH MORGAN & ASSOCIATES**

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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