



A stone chimney is located on the roof of the house.

A window with a dark frame is located on the upper floor of the house.

A small window with a dark frame is located on the upper floor of the house.

A window with a dark frame is located on the upper floor of the house.

A window with a dark frame is located on the lower floor of the house.

A small awning with a brown tiled roof is located above the front door.

A dark brown door with a glass panel is located on the ground floor of the house.

20

A stone wall runs along the front of the house.

A stone wall runs along the front of the house.



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Chiltern View, Little Milton

Superbly presented four bedroom detached family home with detached garaging, gravelled parking for three vehicles and well-maintained private gardens.

SITUATION

Little Milton is situated approximately 9 miles from Oxford and 2 miles from Junction 7 of the M40. The M40 provides excellent access to London and the Midlands. There is a frequent fast train service, c.45 minutes to London from the mainline stations of Didcot and Haddenham & Thame Parkway. It is a small village with many period properties, which are predominantly built in local stone.

Little Milton has a primary school which caters for boys and girls aged between 5 and 11, church, village post office/shop & cafe, public house and a pre-school for the under 5s 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. The nearby market town of Thame provides a wide range of shopping and supermarkets including a Waitrose and Sainsbury's.

DESCRIPTION

This spacious and well-proportioned detached family home is superbly presented and much improved throughout, and is conveniently located at the heart of the village, within this well-regarded select development.

The property offers a generous entrance hall with stairwell rising to the first floor, coving and under-stairs storage, with an adjoining downstairs cloakroom, with low-level wc and wash-hand basin. The dual-aspect living room providing spacious reception accommodation, with an attractive coal-effect gas fire, decorative surround and marble inserts/hearth.

Siding onto the sitting room, with double doors access, is the dining room, with large sliding patio doors and under-stairs storage. Across the hallway, the original kitchen has been extended, to provide ample space for a large dining table and chairs. There is a good range of wall and base modern units, space for electric oven, wood laminate work surfaces, plumbing for washing machine and dishwasher, breakfast bar, integrated sink unit and space for an upright fridge freezer. On the first floor, the light and airy landing space, offers access to both the loft space and airing cupboard, and connects to all the first floor accommodation. The master bedroom is of a particularly good-size, with two separate

single wardrobe cupboards and adjoining en-suite, with shower cubicle with mains-operated shower over and small wash-basin.

There is three further spacious bedrooms, all offering ample built-in storage solutions, and a good-size family bathroom with panelled bath with mixer shower attachment, pedestal wash-hand basin.

Outside, the well-tended and established gardens, are mainly laid to lawn, with well-stocked planting beds and a two-tiered patio terrace. Siding onto the gardens, is the detached double garage, with two single up and over metal doors, light, power and personal doors to gardens. Approached the garage, to the rear of the property, there is extensive gravelled parking for several vehicles, fronting the garage.

SERVICES Mains electricity and drainage, oil central heating.
LOCAL AUTHORITY South Oxfordshire District Council
TAX BAND F

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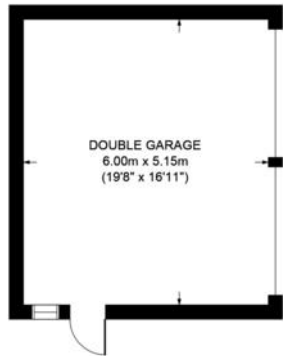
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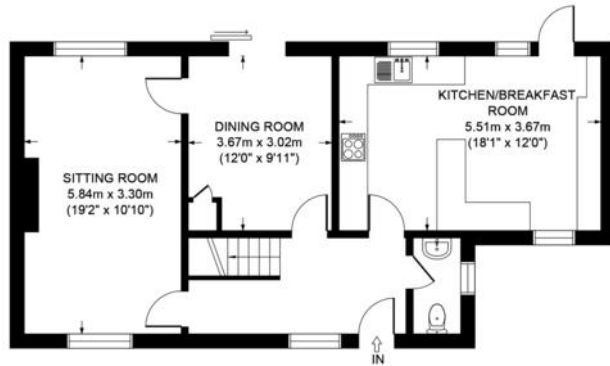
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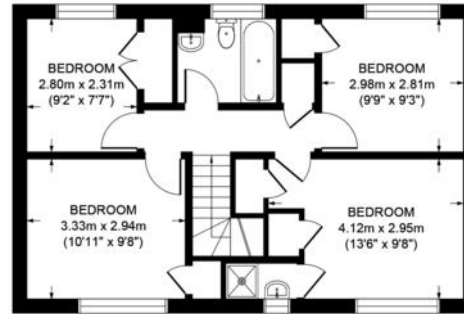




GARAGE
GROSS INTERNAL
FLOOR AREA 333 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 694 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 582 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 1609 SQ FT / 149 SQ M

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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