



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS



Creomar Cottages Little Milton OX44 7QA

Attractive 3 double bedroom semi-detached house with well proportioned rooms offering space and light. Off road parking for several vehicles and large rear garden backing onto fields. Unfurnished (although landlord flexible).



DESCRIPTION

The house is triple aspect with large double glazed windows which allow plenty of light to flood in. There are also lovely views to be enjoyed from the same. The house is well decorated with feature walls which add a pop of colour and interest.

The house is available unfurnished, however, the landlord is willing to leave some items of furniture in the property by mutual agreement.

Ground floor:-

The rooms are laid out to offer a lovely open plan flow to the house as well as the ability to close off certain rooms, as desired. The two reception rooms have oak wooden flooring and there are tiled floors in the kitchen, useful rear entrance porch and utility room.

The heating is oil fired central heating and electric. In the living room there is also wood burner to add an additional cosy source of heat.

First floor:-

There are three double bedrooms and a family bathroom with shower over the bath.

Outside:-

Off road parking for several vehicles. The front and rear gardens have an array of grasses and flower borders, plus a nature area.

SITUATION

Little Milton is situated approximately 9 miles south east of Oxford and 2 miles from Junction 7/8 of the M40. The M40 provides excellent access to London and the Midlands. There is a frequent fast train service to London from the mainline stations of Didcot and Haddenham & Thame Parkway .

Little Milton is a thriving and sociable village with many period properties, which are predominantly built in local stone. There is a primary school which caters for boys and girls between the ages of 5 and 11, church, village post office/shop & cafe, public house and a pre-school for the under 5's all within a short walk. It is in the catchment area for Wheatley Park School at Holton and there are many well regarded independent schools in Oxford and Abingdon. Comprehensive shopping facilities can be found in the nearby market town of Thame with its weekly market, or the city of Oxford has extensive shops, theatres, museums etc

DIRECTIONS

Proceed through Little Milton towards the M40 & Cremar Cottages is on your left opposite the entrance to Old Field.

SERVICES Oil fired central heating. Mains drainage.

LOCAL AUTHORITY TAX BAND D

VIEWING STRICTLY BY APPOINTMENT WITH MORGAN & ASSOCIATES

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	55	

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