



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS



Oat View

Views Farm, Great Milton, OX44 7NW

A well presented two bedroom character first floor flat in a barn conversion. Rural setting with far reaching views over open countryside. Excellent local access into Oxford, London and Midlands via J7/8 M40. Rent Includes all utilities.

Open plan kitchen/dining/sitting room. Double bedroom and twin bedroom. Bathroom with shower over bath. Parking. Shared Garden.



DESCRIPTION

A well-presented two bedroom first floor apartment situated in a rural setting surrounded by beautiful countryside. The accommodation includes an open plan kitchen/dining/sitting room, two bedrooms and bathroom. The property also includes access to a communal garden and off street parking.

SITUATION

The property is located on the outskirts of Great Milton. Great Milton is a pretty and sought after village c.10 miles south east of Oxford, c.7 miles west of Thame, and c.12 miles east of Abingdon. There are excellent communication links; J7 M40 provides access to London and the Midlands. Haddenham & Thame Parkway (8 miles) provides a fast train service (40 mins) into London Marylebone. There is a strong community spirit in Great Milton with a number of active village groups and social calendar. Amenities include a village shop and post office, a public house (The Bull Inn), church, village hall and the renowned restaurant, Le Manoir Aux Quat'Saisons.

SERVICES Water and electricity connected.

LOCAL AUTHORITY South Oxfordshire District Council

TAX BAND C

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		
(55-68) D	55	55
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

.These particulars are set out as a general outline in accordance with the Property Msd Descriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Morgan & Associates has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Data Protection
We retain the copyright in all advertising material used to market this Property.

M568 Printed by Ravensworth 01670 713330

t + 44 (0)1844 279990 f + 44 (0)1844 278601 Park Lane Office London t + 44 (0)207 079 1429
property@morganandassociates.co.uk www.morganandassociates.co.uk

CONTEMPORARY & CLASSIC

