



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Willowbank, High Street, Little Milton, OX44 7PU

Willowbank is a delightful detached property built of local stone, sitting on a stunning plot of c.0.75 acres in the heart of the village. The house is a short walk from the popular local pub/restaurant (The Lamb) as well as the village primary school, post office and village shop. A 5 minute drive will take you to junction 7 of the M40 and Oxford city centre is just 20 minutes away.

LITTLE MILTON

Little Milton is a beautiful village with an eclectic mix of period homes and more modern properties, surrounded by delightful countryside with a network of footpaths and bridleways..

Willowbank is ideally positioned for someone seeking village life but requiring great access to communications and to the amenities offered by a larger town or city. Oxford is only 9 miles distant and offers extensive shopping and leisure facilities. Local amenities can be found in the nearby market town of Thame and the M40 provides excellent access to London and the Midlands. There is also a frequent fast train service to London from the mainline stations of Didcot and Haddenham & Thame Parkway.

Little Milton has a thriving and sociable village community and offers an excellent range of amenities including a well-regarded primary school, church, village post office/shop & cafe, a busy country pub/restaurant, recreation ground and a pre-school for the under 5's all within a short walk. Education in the area is first class with the high performing independent schools in both Abingdon and Oxford easily accessible. There is also a French restaurant, La Table d'Alix at The Plough, in the neighbouring village of Great Haseley and for those special occasions, Le Manoir aux Quat'Saisons, a two Michelin-starred hotel and restaurant. The Oxfordshire Golf Club and the Waterstock Golf Club are also nearby.

SITUATION

- Oxford c.8 miles
- Thame c.7 miles
- London c.52 miles
- M40 J7 c.2 miles





WILLOWBANK

Neatly tucked away from and sitting 'side on' to the village road in the centre of Little Milton. The style of the main house is very much in keeping with the late Victorian era, with attractive cream local stone bordered with red bricks around the windows and many of the original sash windows still in place. The grey slate roof and pretty entrance porch add further to the charm of this house that feels slightly 'lost in time'.

The property is accessed via a short shared driveway with a gated entrance and off road parking for multiple vehicles. There is both a wrap-around walled garden, with pretty cottage style borders and a stunning mature and very private meadow garden all backing onto rolling farmland and footpaths leading to lovely countryside walks.

The original part of the house is solidly square and in need of some restoration to suit a modern family. The current layout on the ground floor offers a kitchen with attractive built in dresser, a range cooker and beautiful, 'chequerboard' quarry tiled flooring. A utility room sits next door and there is also a cellar. The dining room is also lined with quarry tiles and an elegant original sash window with interesting pane design in the top half. There is also a second reception room which is currently used as an office.

Upstairs and the present layout offers two good sized double bedrooms, a fully fitted bathroom and separate sink and WC. There is also a smaller room which would be suitable for a child or as an office.

Through a timber clad interlinking walkway and the modern extension adds generous square footage with an entirely different feel. Exposed whitewashed timber beams, solid wooden floorboards and vaulted ceilings give the space a delightful 'scandi' feel. The living room in this recent addition is large with French doors overlooking the side garden and the bedroom is also generous with a huge, fully accessible bathroom and separate WC. The whole extension adds extremely flexible living space which new owners could reconfigure or re-design to make their own. It certainly adds an intriguing twist to a traditional Victorian country cottage.





Willowbank offers the chance to own a beautiful period property in a generous plot with scope to re-design, restore and make your own. An unusual proposition, opportunities like this don't come up often in such highly desirable village locations.



Willow Bank, High Street Little Milton, Oxford, Oxfordshire
 Approximate Gross Internal Area
 Main House = 181 Sq M/1949 Sq Ft
 Outbuilding = 11 Sq M/118 Sq Ft
 Total = 192 Sq M/2067 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

SERVICES

Oil fired central heating and mains drainage.

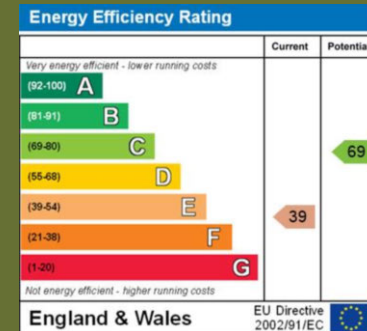
LOCAL AUTHORITY

South Oxfordshire District Council

COUNCIL TAX

Band E

VIEWINGS STRICTLY BY APPOINTMENT WITH MORGAN & ASSOCIATES



Morgan & Associates
 THE OLD POST OFFICE, HASELEY ROAD, LITTLE MILTON, OX44 7PP
 Tel: 01844 279990 | Email: JLanglais@morganandassociates.co.uk
 www.morganandassociates.co.uk



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS