



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

South View, Haseley Road, Little Milton, OX44 7PP

An extremely handsome Grade II Listed four bedroom house in the desirable village of Little Milton, with a staggering 230ft rear garden.

LITTLE MILTON

Little Milton is a beautiful village, surrounded by wonderful walks in unspoilt countryside. It has a thriving and sociable village community and offers an excellent range of amenities including a popular 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.

Little Milton is perfectly located for a family looking to settle into countryside life. 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.

A walk through the centre of Little Milton is like taking a stroll through time, with medieval properties sitting alongside Georgian, Victorian and more modern homes. South View proudly sits in a raised position on the Haseley Road in the heart of this beautiful village. Built of local limestone with a grand triangular pediment over the front door, South View is a generous family home with a staggering 230 foot garden at the rear.

SITUATION

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





SOUTH VIEW

South View is a particularly striking and attractive four bedroomed home built in 1850 of a warm cream stone so familiar in the local area. The property is set back from the quiet village lane behind a lovely old stone wall, with a little gravelled front garden and parking for one vehicle (further parking on the road). So far, so highly desirable.

Upon entering through the front door, you immediately feel the charm and character of this gorgeous period home. The cosy sitting room on the left hand side boasts beautiful beams and a Charnwood woodburning stove sits neatly on the little stone hearth in the corner. The dining room is on the other side of the property, a similar size and with a beautiful, rustic, exposed inglenook fireplace complete with another working woodburner. The kitchen sits nicely in the middle of these two rooms to the rear of the property and is well maintained with traditional shaker style units. There is a useful utility located off the kitchen, perfect for muddy boots and drying off the dogs after a long countryside walk, as well as a sink and WC.

Upstairs, the house has a quirky cottage charm with plenty of exposed beams but maintaining that all important head height throughout. The two doubles on the first floor are generous and benefit from their own ensembles - one a shower room, the other a good sized bathroom. Up to the second floor and you'll find two further doubles, slightly smaller in size and with gently sloping ceilings. This is a perfect child's 'wing' of the house and has the huge bonus of a small bath and separate sink and WC. This floor is particularly charming with plenty of beams and a feeling of being 'tucked away' in a secret corner of the home.

Outside South View delights and surprises even more. A large paved patio area sits at the back of the house, directly accessible from the kitchen. A sun trap and perfect for dining outside, the rear of the adjacent property creates a delightful 'walled garden' feel. And the outside space certainly doesn't stop here - in fact, it seems to go on for miles because this is a sensational garden at around 230 feet in length. Overlooking open fields and the nature reserve beyond, this is a garden of absolute dreams, mostly laid to lawn and with enough space for the whole family to enjoy as they wish: allotment, cottage style borders, football





field....you name it, there's room for everything. Plenty of space to build a home office, for the climbing frame or just enjoy the feeling of peace and calm that life in this corner of Little Milton offers.

South View is a quintessential South Oxfordshire property, full of character and charm with immensely practical and well maintained living space inside. Outside and, wow....the garden is something very special. Call us to book your viewing today.

SCHOOLING

Along with the village primary school and preschool, there is an excellent selection of independent schools in nearby Oxford and Abingdon.

- The Dragon
- St Edwards
- Oxford High
- Summerfield's
- Headington Girls School
- Cothill
- Radley College
- Abingdon



South View, Haseley Road, Little Milton, Oxford, Oxfordshire
Approximate Gross Internal Area
138 Sq M / 1485 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, mains water and mains drainage.

LOCAL AUTHORITY

South Oxfordshire District Council

TAX

Band F

VIEWINGS STRICTLY BY APPOINTMENT WITH MORGAN & ASSOCIATES

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