



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

**Lychgate Cottage, Church Road, Great Milton, OX44 7PB**

A wonderful four bedroom, double fronted detached Victorian house situated in the sought after village of Great Milton with excellent local access into Oxford as well as London and the Midlands via Junction 7 of the M40.

## GREAT MILTON

Situated in the attractive and highly regarded village of Great Milton c. 8 miles south east of Oxford and c. 7 miles west of Thame. Great Milton itself is right at the top of many buyers' wish lists.

With its own shop, post office, pub and highly regarded local primary school, the village is both rural and full of life. Incredibly well connected, Great Milton has its own bus service into Oxford, is just five minutes from junction 7 on the M40 and trains from nearby Haddenham and Thame will take you into London in just over half an hour.

## SCHOOLING

Along with the village primary school, there is an excellent selection of independent schools in nearby Oxford and Abingdon (both c.8 miles distant).

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





## LYCHGATE COTTAGE

Lychgate Cottage is a wonderful Victorian house built in 1895 situated on a quiet no through lane in the sought after village of Great Milton. This is an attractive home that is both stylish and charming in equal measures.

Inside, the house has a warm and welcoming feel and is beautifully presented with modern décor seamlessly blended with the Victorian character. The accommodation is well proportioned and the ceiling height generous throughout. The accommodation includes a dual aspect sitting room with open fireplace and a second reception room with wood burning stove, that would make an ideal snug/family room. The light and airy kitchen/dining room with glass vaulted ceiling, breakfast bar and slate flooring features French doors that open out onto the paved terrace, creating a fabulous inside/outside space with enclosed low maintenance lawned garden beyond. There is also convenient door access from the kitchen to the front driveway. The guest cloakroom situated off the entrance hall completes the ground floor.

Upstairs, the house continues to wow with its central hallway, spacious landing/study area, principal bedroom with en-suite shower room, two further very good size double bedrooms and a smart contemporary family bathroom. The second floor offers a further impressive double bedroom with exposed beams and generous bathroom. As throughout the rest of the property, the bedrooms and bathrooms are immaculately presented throughout.

This is a gorgeous detached home, tucked away in a discreet setting within this highly desirable South Oxfordshire village. Lychgate Cottage is ideal for families, professionals, upsizers and downsizers alike.





## FEATURES

Detached Victorian House

Kitchen/dining room with vaulted ceiling and direct access to garden

Dual aspect sitting room with open fireplace

Snug/family room with wood burning stove

Master bedroom with en-suite shower room

3 further double bedrooms and 2 additional bathrms

Lawned garden and paved terrace

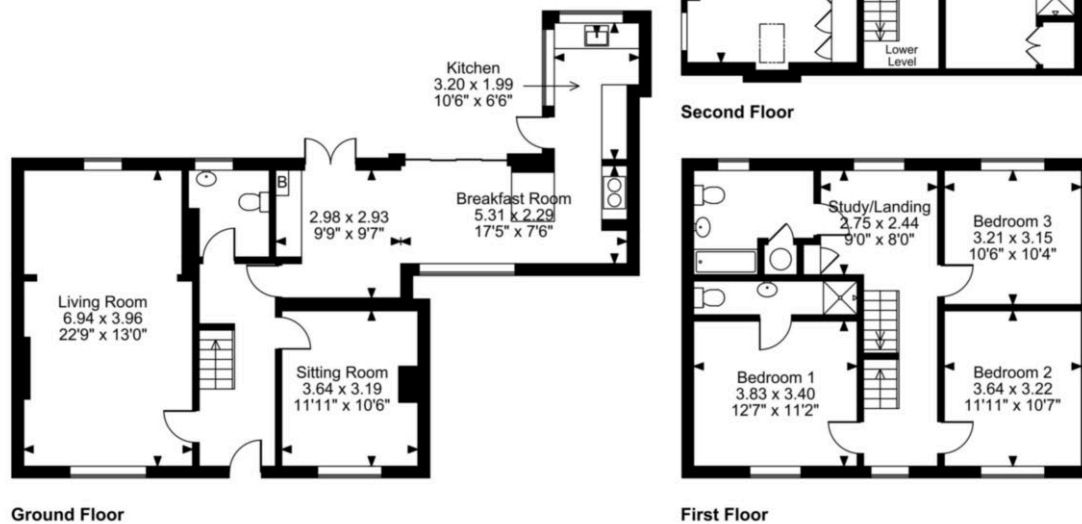
Driveway parking

Sought after village location

Excellent access to Oxford and to London and the Midlands



Lychgate Cottage, Church Road, Great Milton, Oxford  
 Approximate Gross Internal Area  
 1991 Sq Ft/185 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
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**SERVICES**

Mains gas, mains water and mains drainage.

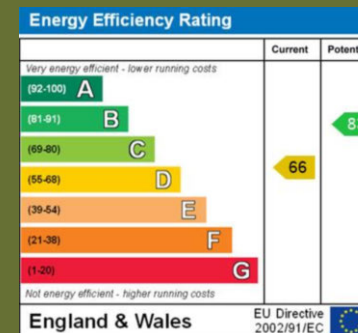
**LOCAL AUTHORITY**

South Oxford District Council

**TAX**

Council tax band F

**VIEWINGS STRICTLY BY APPOINTMENT WITH MORGAN & ASSOCIATES**



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