



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS



## **Peggswell Lane, Great Milton, Oxfordshire**

A charming two bedroom stone cottage in the sought after village of Great Milton with excellent local links to Oxford and via the M40, junction 7 to London

Accommodation summary: Sitting room with open fireplace, kitchen/dining room, two double bedrooms, bathroom and generous size garden with out building and greenhouse





## SITUATION

Nestled at the end of a pathway this cottage is within a short walk of the village post office/stores and popular public house, The Bull which is just across the other side of The Green. Excellent local access into Oxford as well as London and the Midlands via junctions 7 and 8 of the M40

## DESCRIPTION

Pretty end of terrace cottage with well-proportioned rooms. Some of the rooms have dual aspect which allows for plenty of natural light to flood in. Sitting room with open fireplace and large kitchen/dining room. Stairs lead to two double sized first floor bedrooms with built-in wardrobes and bathroom with shower over the bath.

Good sized garden on two sides of the cottage with shed and greenhouse – small dog and a cat considered

## SERVICES

Oil fired central heating, 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) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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