



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

8 Chiltern View, Little Milton, Oxfordshire OX44 7QP



LITTLE MILTON

Chiltern View 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. The village itself is a short drive from the M40 at junction 7 and only seven miles from the historic city of Oxford, with a multitude of museums, shops and restaurants. There is a frequent fast train service to London from the mainline stations of Didcot and Haddenham & Thame Parkway.

Little Milton is a small village with a thriving and sociable village community and offers an excellent range of amenities including a well-regarded primary school, church, village post office/shop & café, country pub/restaurant, recreation ground and a pre-school for the under 5's all within a short walk. It is in the catchment area for Wheatley Park School at Holton and there are many popular independent schools in Oxford and Abingdon. Tucked away from the road in a popular, tree lined development, the property is moments away from the Little Milton Nature Reserve and numerous countryside walks.

Bedrooms 4 | Bathrooms 2 | Receptions 2 | EPC E



8 CHILTERN VIEW

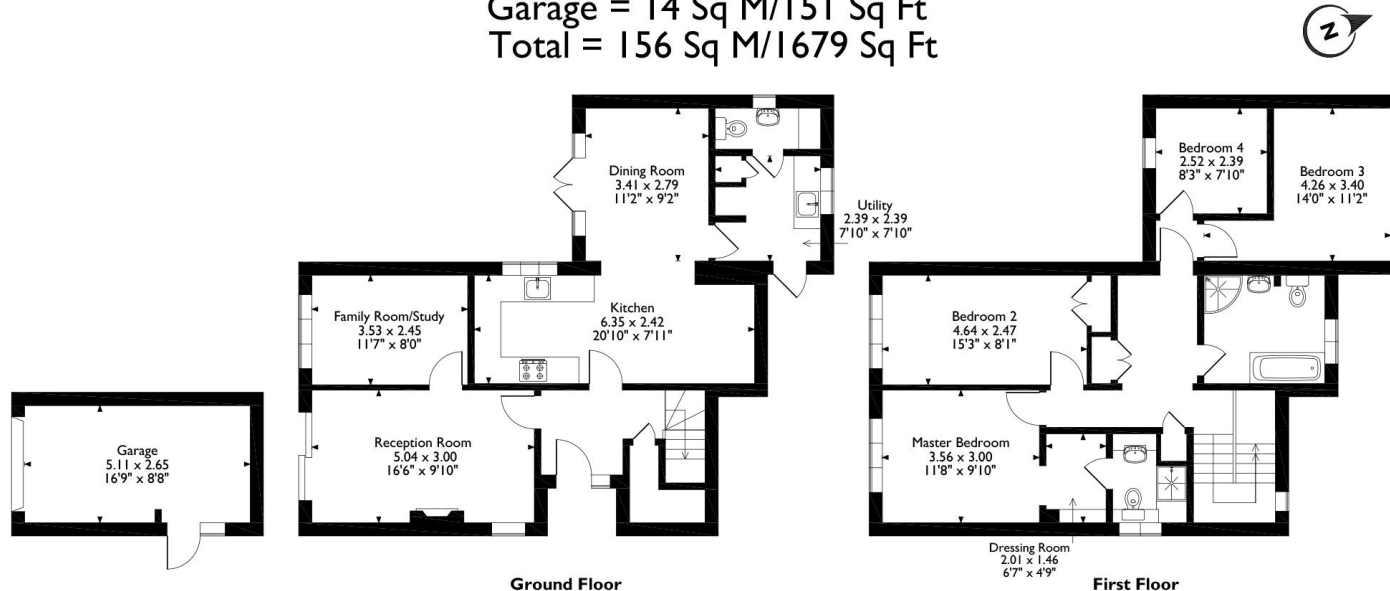
A fantastic four bedroomed family home in a highly desirable corner of the village. 8 Chiltern View sits in a popular purpose built development with generous plots and well built homes, all backing onto a nature reserve. Little Milton is a beautiful village with an eclectic mix of period homes and more modern properties, surrounded by wonderful walks in unspoilt countryside. With its own busy local pub/restaurant, shop and popular village primary, Little Milton is perfectly located for a family looking to settle into countryside life. Close proximity to Oxford, just minutes to the M40 and with Haddenham & Thame Parkway in easy reach, this spot is perfect for those looking for a quiet but convenient countryside location.

Sit on a corner plot in the heart of this popular 1980's development, 8 Chiltern View is an attractive build, faced in stone with a tiled roof in keeping with its neighbours. Unusually, the entrance to the property is situated on the side which cleverly creates the added benefit of TWO private garden areas ('front' and 'back'). The house also comes with its own separate garage which is accessible from the drive and also the garden - creating potential to turn it into a home office or games room.

Into the house and you'll find the home is very well built although would benefit from some cosmetic updating. There is a very large, rectangular reception room on the left as you enter with sliding doors out onto the garden and an open fireplace. There is a 2nd reception room off the living room which would make a perfect child's playroom or office. The kitchen is at the 'rear' of the house, overlooking the garden and is fully fitted with simple units and a laminate floor. The space opens up here into the dining area creating a wonderful open plan feel. Another set of double doors out onto the garden makes this the perfect family space and it wouldn't take much to make this room shine.



8 Chiltern View, Little Milton, Oxford, Oxfordshire
 Approximate Gross Internal Area
 Main House = 142 Sq M/1528 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Total = 156 Sq M/1679 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

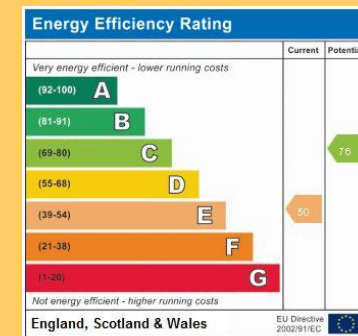
Oil fired central heating and mains drainage
 South Oxfordshire District Council
 Council Tax Band F

VIEWINGS STRICTLY BY APPOINTMENT THROUGH MORGAN & ASSOCIATES

Upstairs, there are four good sized bedrooms, two particularly generous. The master bedroom has the wonderful addition of a dressing room which leads into an ensuite shower room. The family bathroom is a good size and includes a bath and separate shower. The further two bedrooms are slightly smaller but would be perfect for children, guest bedrooms or to create a separate study space.

The garden on one side of the property is mostly woodchipped and would make an ideal 'mini allotment' space for the keen grower! The lawned garden to the other side of the house is south facing, walled and private and with access to the garage along a little path.

A fantastic house with masses of flexible space in a very popular location, waiting for the next owner to make the home their own. Book your viewing today.



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

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