



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Neat Cottage, The Green, Great Milton, OX44 7NT



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 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. The village is surrounded by delightful countryside with a network of footpaths and bridleways. The Oxfordshire Golf Club and the Waterstock Golf Club are nearby.

Bedrooms 2 | Bathrooms 1 | Receptions 2



NEAT COTTAGE

Neat Cottage is charm personified. Sitting in the heart of the sought-after village of Great Milton, this delightful two-bedroom thatched cottage-believed to date back to the late 17th/early 18th century-was once the village antique shop. Today, it retains a wealth of original features while benefiting from a clean modern finish.

Upon entering the cottage, there is a semi-open-plan sitting room with separate dining area. The sitting space is warm and cosy, with two distinctive bay-fronted windows and a feature fireplace with an electric wood-burner-style heater. Just beyond is a cosy nook, currently used as a study space.

The rear of the cottage opens into a beautifully designed, vaulted kitchen extension. Fitted with immaculate shaker-style units, a gas hob, oven, and integrated dishwasher. Well laid out and carefully thought through, the kitchen is lovely, there's space for a breakfast table and chairs and the large windows provide lots of fabulous light. Beyond the kitchen there is also a separate cloakroom and useful utility space.

Upstairs, both bedrooms are comfortable doubles with charming, gently sloping ceilings. The principal bedroom benefits from bespoke wardrobes and shelving, cleverly maximising the space. The bathroom is fitted with a bath and shower overhead.

Neat Cottage offers character, charm, and comfort in a truly picturesque setting.



Neat Cottage, The Green, Great Milton, Oxford, Oxfordshire
Approximate Gross Internal Area
88 Sq M/947 Sq Ft

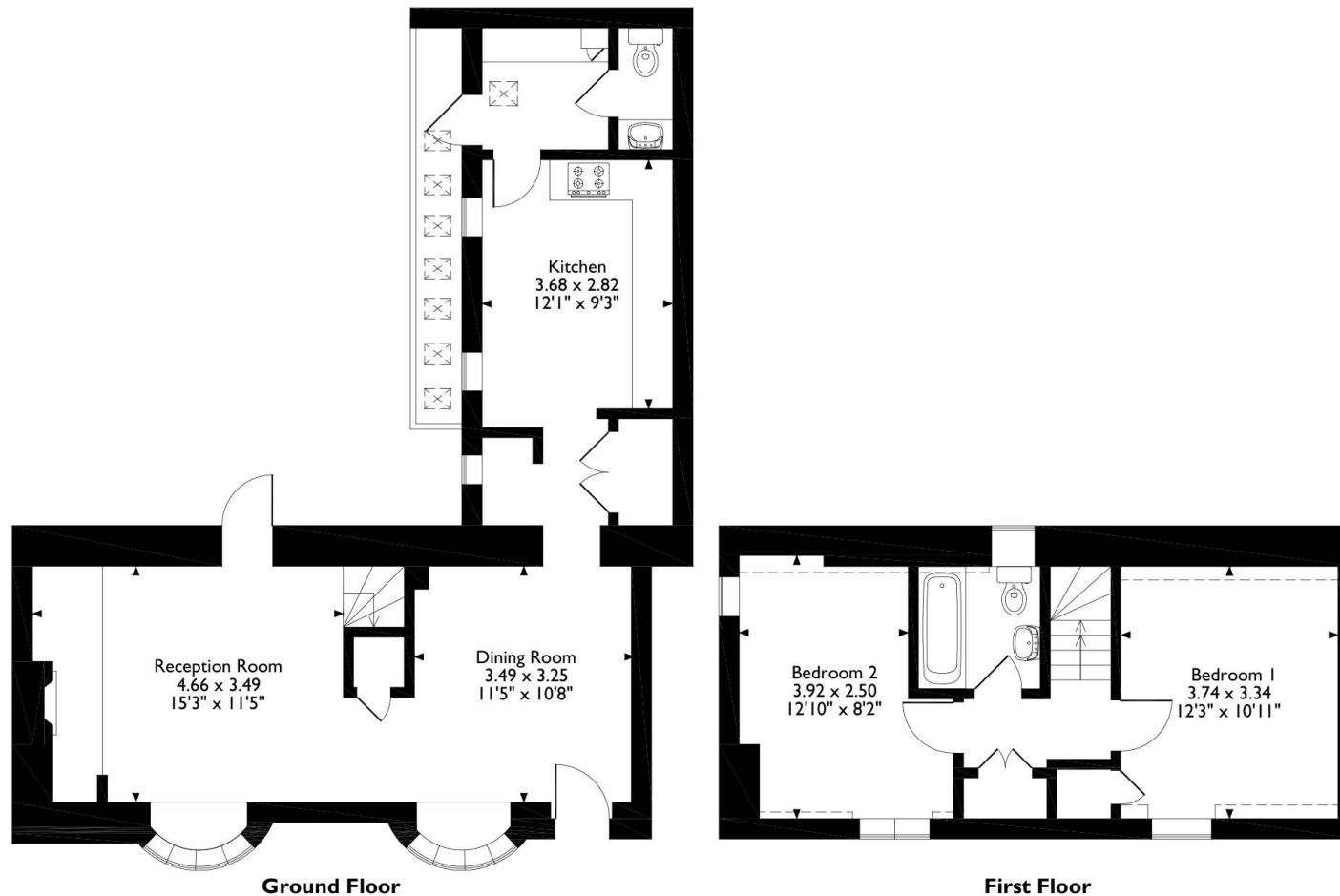
SERVICES

Mains gas, mains water and
mains drainage

South Oxfordshire District
Council

Council Tax Band D

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



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.

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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