



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

**5 Old Field, Little Milton, OX44 7PY**





## LITTLE MILTON

Little Milton 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.

**Bedrooms 2 | Bathrooms 1 | Receptions 3 | EPC E**





## 5 OLD FIELD

Located on a quiet no-through road in the desirable South Oxfordshire village of Little Milton is this well-presented two-bedroom end-of-terrace home, offered with no onward chain.

The ground floor accommodation includes an entrance hall with a guest cloakroom, leading into a bright and airy reception room featuring a wood-burning stove and double doors opening into a conservatory that overlooks the rear garden - currently arranged as a dining area. The kitchen, accessed via the sitting room, is fitted with a range of matching wall and base units with door access to the rear garden. Adjoining the kitchen is a versatile additional room, currently used as a bedroom/home office, which could equally serve as a second reception room or dining space.

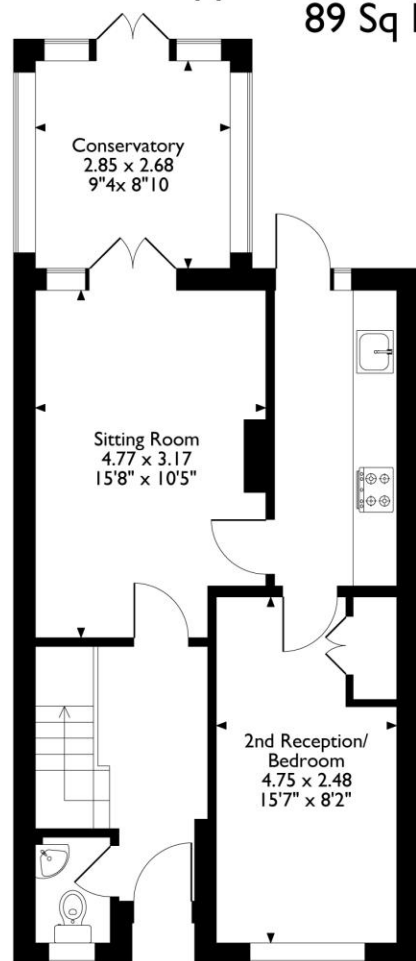
Upstairs, the first floor offers two bedrooms and a generous family bathroom, complete with a bath and separate shower.

Externally, the property benefits from a private driveway providing off-street parking. The rear garden is mainly laid to lawn, with a paved path leading to a decked seating area and a storage shed beyond - ideal for outdoor entertaining.

This is a perfect opportunity for a first-time buyer or for those seeking to downsize to a more manageable home.

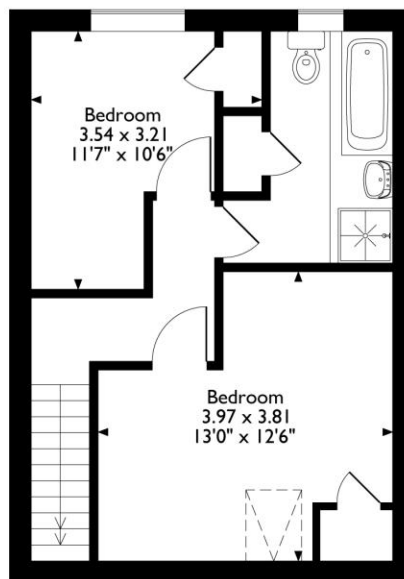


5, Old Field, Little Milton, Oxford, Oxfordshire  
Approximate Gross Internal Area  
89 Sq M/958 Sq Ft



**Ground Floor**

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.



**First Floor**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		112
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

## SERVICES

Electric heating, mains water and mains drainage.

South Oxfordshire District Council

Council Tax Band C

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

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.

Morgan & Associates

The Old Post Office, Haseley Road, Little Milton, Oxon OX44 7PP

Tel: 01844 279990 | Email: [property@morganandassociates.co.uk](mailto:property@morganandassociates.co.uk)

[www.morganandassociates.co.uk](http://www.morganandassociates.co.uk)



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