



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

Fairway, The Green, Great Milton, Oxfordshire OX44 7NP



## 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. The Oxfordshire Golf Club and the Waterstock Golf Club are also nearby.

**Bedrooms 4 | Bathrooms 2 | Receptions 2 | EPC C**  
**Mains gas, mains water and mains drainage.**  
**South Oxfordshire District Council. Council Tax Band D**



## FAIRWAY

A beautifully refurbished four-bedroom semi-detached family home, occupying a prime position in the heart of the highly sought-after village of Great Milton, overlooking the village green. Having undergone an extensive programme of renovation, the property has been thoughtfully redesigned and finished to an exceptional standard throughout, creating a stylish and contemporary family home ready for immediate occupation with no onward chain.

The accommodation is arranged over three floors and begins with a welcoming entrance hall. To the front of the property is an elegant sitting room, flooded with natural light from a large bay window and enjoying attractive views over the village green. A guest cloakroom is conveniently positioned off the hallway.

To the rear lies the true heart of the home: a stunning open-plan kitchen, dining and family room. Beautifully designed for modern living, this impressive space features skylights, Crittall-style glazing, bespoke cabinetry and herringbone flooring throughout, creating a bright and sociable environment ideal for both everyday family life and entertaining. A concealed door leads to a practical utility room with side access.

Beyond the kitchen is a versatile garden room with roof lantern, providing additional reception space and enjoying delightful views over the rear garden. The herringbone flooring continues seamlessly into this area, enhancing the sense of space and flow.



## Approximate Gross Internal Area 1691 sq ft - 157 sq m

Ground Floor Area 840 sq ft – 78 sq m

First Floor Area 539 sq ft – 50 sq m

Second Floor Area 312 sq ft – 29 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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		



On the first floor, the generous principal bedroom benefits from a well-appointed en suite shower room, alongside two further bedrooms and a family bathroom. The second floor provides a fourth bedroom, ideal as a teenager's retreat, guest room or home office.

Further improvements include complete rewiring, a newly installed heating system and high-quality finishes throughout. Externally, the property benefits from off-street parking to the front and an enclosed rear garden with a lawn and patio area, offering the perfect blank canvas for the next owner to make their own.

This is a wonderful opportunity to acquire a turnkey family home in one of Oxfordshire's most desirable villages, combining contemporary living with a picturesque village setting and excellent transport links.

**VIEWINGS STRICTLY BY APPOINTMENT BY 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 Garage, The Green, Great Milton, OX44 7NP

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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