



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

The Hollies, Thame Road, Great Milton, OX44 7NU



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 3 | Bathrooms 1 | Receptions 2 | EPC tbc



THE HOLLIES

A beautifully presented and generously proportioned three-bedroom detached bungalow, set back from the road in the highly sought-after village of Great Milton. Meticulously maintained by the current owner, the property is offered in excellent condition throughout and provides spacious, well-balanced accommodation arranged over a single storey.

The accommodation is approached via a welcoming entrance hall, leading into a bright and spacious sitting room featuring an attractive granite and stone fireplace with electric fire (currently not in use). The sitting room flows seamlessly into a separate dining area and study space, creating a versatile and sociable living space. The well-appointed kitchen is fitted with a range of integrated appliances, while three well-proportioned bedrooms are served by a family bathroom and separate cloakroom.

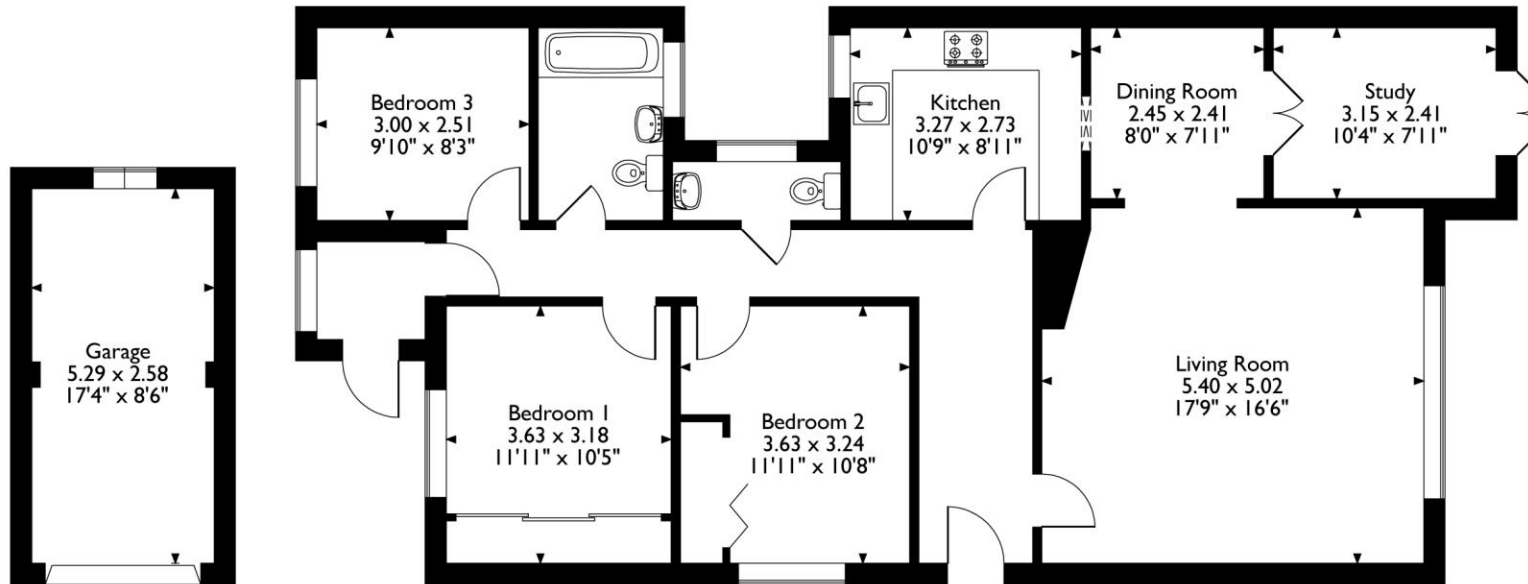
Further benefits include double glazing throughout and gas-fired central heating.

Externally, the property enjoys beautifully landscaped gardens to both the front and rear. A driveway provides ample off-street parking and leads, via wrought iron gates, to a single garage with an electrically operated up-and-over door, power and lighting. The rear garden is a particularly attractive feature, offering a peaceful and private setting with mature shrubs and flowering borders, together with a timber garden shed and gated side access.

This is an excellent opportunity to acquire a very well-maintained bungalow in a thriving and desirable village community, combining spacious accommodation, attractive gardens and excellent transport links.



The Hollies, Thame Road, Great Milton, Oxford, Oxfordshire
 Approximate Gross Internal Area
 Main House = 110 Sq M/1184 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Total = 124 Sq M/1335 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

SERVICES

Mains gas, mains water and mains drainage.

South Oxfordshire District Council

Council Tax Band E

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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