



Great Milton, Oxfordshire OX44 7NT

Carter Jonas

# THE SADDLERY, THE GREEN, GREAT MILTON, OXFORDSHIRE OX44 7NT

3 reception rooms, kitchen,  
4 double bedrooms,  
2 bathrooms, cellar  
Garage & barn.  
Charming cottage garden

## SITUATION AND LOCATION

Situated about 9 miles to the east of Oxford and 7 miles from Thame, Great Milton is an extremely sought after village with an active local community. Amenities include a post office/shop, public house, church and a popular primary school. It is also home of the renowned Le Manoir aux Quat Saisons.

Incredibly well connected, Great Milton has its own bus service into Oxford, is just 5 minutes from junction 7 on the M40 and trains from nearby Haddenham & Thame (Marylebone) will take you into London in 40mins. There is also a first-class range of independent and preparatory schools in the area.

There are comprehensive amenities and shopping facilities in the market town of Thame and the historic city of Oxford has extensive shops, theatres and museums.

## DESCRIPTION

Situated in a conservation area, this most attractive 18thc Grade II Listed cottage has a welcoming feel with an enormous amount of character and many period features throughout including exposed beams, window seats and wooden and stone flooring. Formerly the village saddlery, the cottage has evolved over the years into a lovely family home ideally situated in the heart of the village. The property also has the benefit of a garage and an attached barn offering the potential to be converted to extend the accommodation of the house, subject to the necessary consents. Having been in the same ownership since the 1960's, the property has been very well maintained but the kitchen and bathrooms now require updating.

**A CHARMING GRADE II LISTED PROPERTY WITH ATTACHED BARN, GARAGE AND A BEAUTIFULLY KEPT GARDEN IDEALLY SITUATED IN THE CENTRE OF THIS HIGHLY REGARDED VILLAGE WITH EXCELLENT ROAD AND RAIL LINKS TO LONDON**







Arranged over two floors, the accommodation boasts well proportioned rooms with a cellar in addition. The front door opens to the entrance hall with two reception rooms arranged either side. The sitting room is a charming room with a door to the garden, and the drawing room, arranged on two levels, enjoys a fireplace and the lovely feature of two window seats. From the drawing room a door leads to the rear hall with staircase to the first floor and access to the cellar. Conveniently arranged off the kitchen, the dining room provides the third reception room, another charming room with wood block flooring. The kitchen, now in need of updating, has access to the barn and to the garden via a stable door. At first floor level are four double bedrooms and two bathrooms.

**OUTSIDE**

Providing a most attractive setting and complementing the house, is the west-facing, mature walled garden. The garden has been beautifully maintained with areas of lawn and an abundance of planting including mature borders, box hedging, shrubs and trees including fruit. A wisteria adorns the rear façade, The garage to the side of the house, provides further storage space and direct access from the front of the house to the garden.

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**ADDITIONAL INFORMATION**

**Tenure** Freehold

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**Viewing** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444



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Services: mains electricity & water, oil fired central heating, private drainage.  
Local Authority: South Oxfordshire District Council  
Council Tax Band E  
According to Ofcom, Ultrafast broadband is available. Mobile coverage is likely outdoor but limited indoor on some networks.



**Approximate Gross Internal Area 2957 sq ft - 275 sq m (Excluding Garage)**

Basement Area 138 sq ft – 13 sq m  
 Ground Floor Area 1595 sq ft – 148 sq m  
 First Floor Area 1224 sq ft – 114 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Carter Jonas**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>42</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Oxford 01865 511444**

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

**carterjonas.co.uk**

Offices throughout the UK



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