



Pasteur House
Stadhampton Road | Great Milton | Oxford | Oxfordshire | OX44 7PE

PASTEUR HOUSE

With views over countryside to both the front and rear aspects is this delightful extended and fully modernised two bedroom semi-detached property, located on the outskirts of Great Milton. Pasteur House is offered for sale with gardens and an additional paddock of 0.5 acre. No Further Chain.



GROUND FLOOR

Entrance Porch – Double glazed door and double-glazed windows.

Entrance Hall - Radiator, stairs to first floor, double glazed window, laminate flooring, radiator and thermostat control for heating.

Sitting Room – Laminate flooring, ornamental Victorian fireplace, double glazed bay window to front and radiator.

Kitchen – Units at eye and base levels, drawers and worksurfaces, sink unit, integrated dishwasher and integrated electric hob and oven. Laminate flooring, double glazed window to side, cupboard housing oil boiler for central heating and understairs cupboard.

Dining Area - Double glazed window to rear, ornamental brick fireplace, radiator and laminate flooring.

Small Lobby – Pantry cupboard with shelving, double glazing window and door to rear garden.

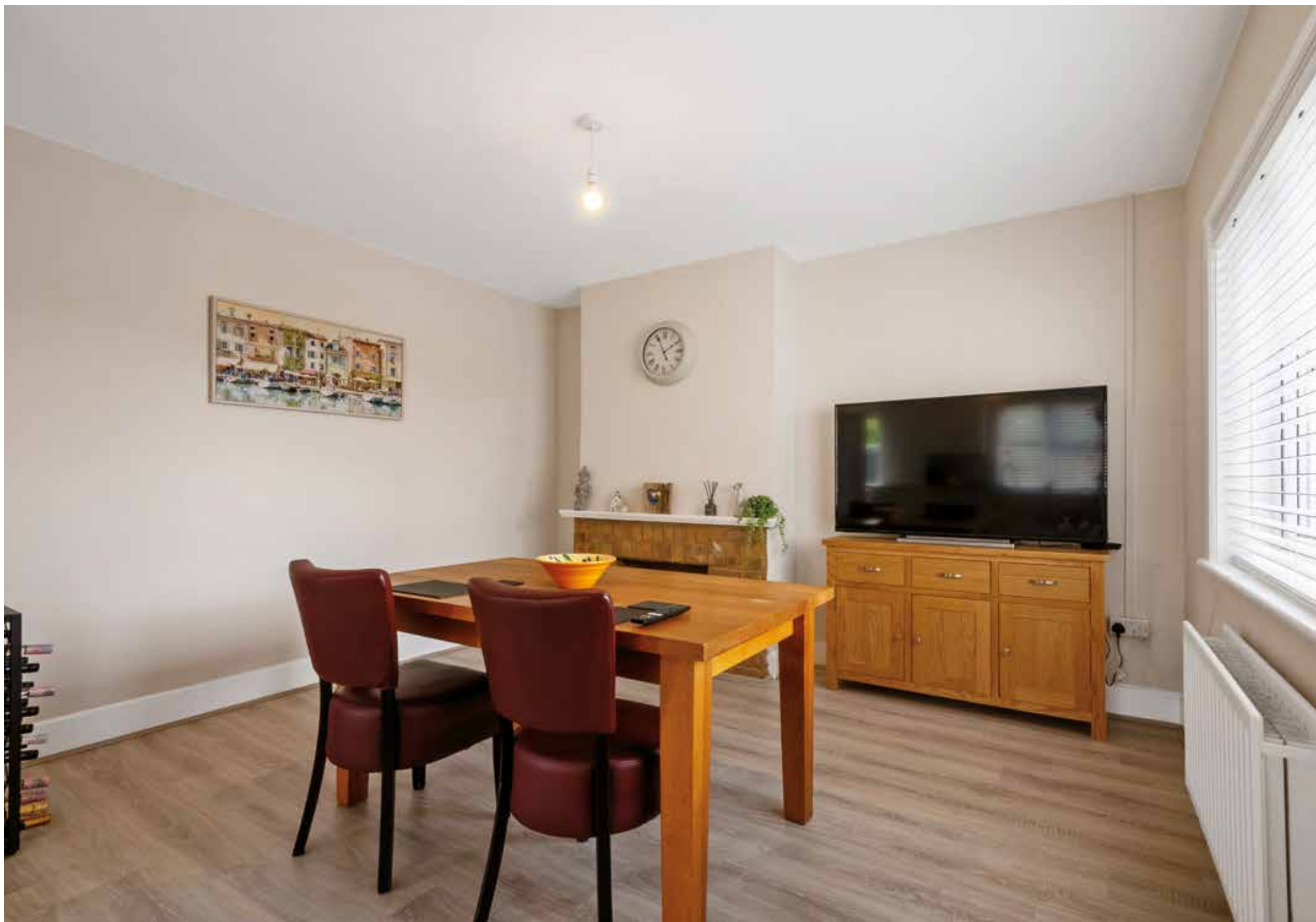
Cloakroom/Utility Room – Plumbing and space for appliances, low level w.c, washbasin with cupboards under and two double glazed windows.

Office – A useful room offering some versatility with radiator and two double glazed windows.













FIRST FLOOR

Landing – Access to loft and double glazed window to side.

Bedroom One – A good size bedroom with double glazed window to front enjoying attractive views over countryside, ornamental Victorian style fireplace and radiator. Bedroom Two – Radiator, double glazed window with extensive views over fields and countryside and ornamental fireplace.

Shower Room – A stylish contemporary shower room with a double width shower cubical, overhead 'Rain Forest' shower and rinser and glazed shower guard, low level w.c, wash basin with cupboards under and airing cupboard.













OUTSIDE

Rear Garden – With a patio area and lawn with bushes and shrubs to boundaries. The rear garden overlooks fields with uninterrupted views of the countryside beyond.

Paddock – A major attraction to the property is an adjoining paddock of around 0.54 acre. Backing onto fields and a light wooded area with bushes and shrubs and some fencing. Within the paddock area is an oil tank and diesel petrol pump.

Agents Note: A further paddock of around one acre is located to the front of the property and is available for purchase by separate negotiation. Please speak to the Agent for further details.

The approach to the property is accessed via a driveway and this leads to an area of parking for numerous vehicles.

Double Carport - With power, light and an adjoining store room.









LOCATION

The position and location of Pasteur House is idyllic being surrounded by fields and countryside. The property is none-the-less well placed for towns and highly sought after villages. Thame is some 10 minute drive. Known for its charming architecture, traditional market square, and community spirit. The town features medieval buildings, Georgian facades, and the 13th-century St Mary's Church. Thame holds a weekly market and various festivals. Great Milton is a picturesque village in Oxfordshire, known for its historic charm and countryside setting. It is home to the famous Le Manoir aux Quat'Saisons hotel and restaurant. The village features stone cottages, a medieval church, and a strong community feel. A pleasant bucolic footpath links the property to the village.

Commuter

Conveniently placed with Junction 7 of the M40 being under two miles distance. The Haddenham/Thame train station provides access to London and Birmingham via Chiltern Railways is some 15 minutes drive.





INFORMATION

Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: E

Local Authority: South Oxfordshire District Council

EPC: C

Property construction: Standard

Electricity supply: Mains

Water supply: Mains

Drainage & Sewerage: Septic tank

Heating: Oil fired central heating

Broadband: FTTH/FTTP Broadband connection available. 'Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 900 Mbps and highest available upload speed 900 Mbps. We advise you to check with your provider.

Mobile signal/coverage: 4G mobile signal is available in the area. We advise you to check with your provider.

Parking: Off road parking for two cars

Special Notes: Footpath right of way across the property. Please speak to the Agent for further information.

Directions – Postcode : OX44 7PE ///diploma.companies.polices

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01865 953 244

Website

www.fineandcountry.co.uk/oxford-abingdon-and-wallingford-estate-agents

Opening Hours:

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

Sunday By appointment only



GROSS INTERNAL AREA: 1181 sq ft, 110 m2
GARAGE & OUTBUILDING: 471 sq ft, 44 m2

OVERALL TOTALS: 1652 sq ft, 154 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 14.04.2025





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



TRISTAN BATORY

PARTNER AGENT

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Tristan emerged from a classical musical background during the 1980's where he achieved with Distinction Grade 8 in the flute and piano. He has been lucky enough to work with many top performing artists and orchestras. A passionate interest in architecture spurred a career change training initially as an architect, surveyor and then, realising the pleasure of working with people, Tristan decided to become an Estate Agent.

Commencing his career as a sales negotiator, Tristan worked his way up, becoming an area manager, and within five years, was looking after 5 offices across Buckinghamshire for a top corporate company.

In 2001 he decided to set up an independent estate agent with fellow Partners in Princes Risborough and within 12 months we became firm market leaders based on properties sold.

It was during this time where Tristan appreciated the absolute necessity of implementing the highest levels of customer care and the benefits that brings, not just to me running a business, but realising and understanding buyers and sellers really need a top class estate agent that is prepared to go beyond the normal levels of service.

Fine & Country not only provides me the opportunity to market some of the finest homes in the country but it also enables Tristan to provide the highest quality of customer service to my clients. Fine & Country blends premium customer service levels with innovative marketing that eclipses our competitors. As an experienced, successful estate agent with over 35 years of experience, can offer local, national and international coverage for your property and I am available 24 hours a day to assist and support you.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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