



THOMAS  
MERRIFIELD  
SALES LETTINGS

Orchard House, 63 High Street  
Little Milton, Oxford, OX44 7PU



## Orchard House, 63 High Street, Little Milton, OX44 7PU

A spacious four bedroom detached house situated in a gated enclosed mature plot in this popular village with easy access to Haddenham Station.

- Air conditioning in all bedrooms
- Study
- Sitting room with wood burning stove
- Cloakroom
- Kitchen/dining room
- Utility room
- Four bedrooms and two bathrooms
- Enclosed front garden with electric gates
- Garage and gated access to the rear garden
- Council Tax Band: E. EPC Rating: D

The generous accommodation comprises, entrance hall, with stairs rising to first floor and cupboard under, cloakroom, sitting room with operational wood burning stove, double aspect kitchen/dining room with a comprehensive range of appliances to include an Aga, conventional Neff oven. Study and utility room. On the first floor master bedroom with built in wardrobes and en-suite, three further bedrooms, two of which have built in cupboards and lastly two family bathrooms. Front garden, enclosed and secure with electric gates, shingled parking area, electric charge point, garage and gated side access. A particular feature of this property is the private rear garden which offers an excellent degree of privacy, being laid mainly to lawn with an attractive array of flower and shrub borders and towards the rear a kitchen garden with rose beds.

**Guide Price £895,000 Freehold**

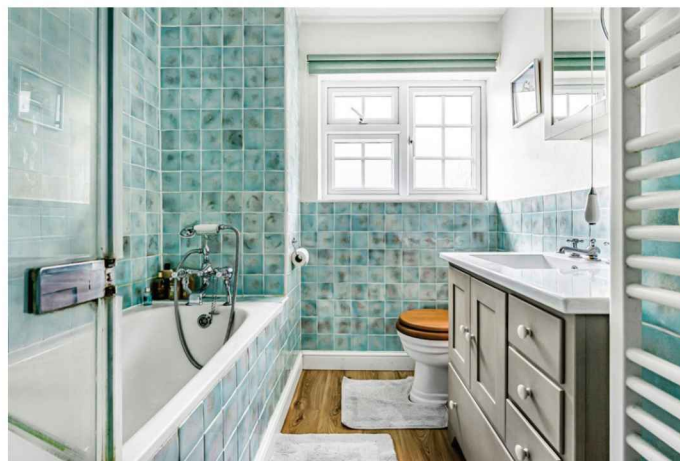
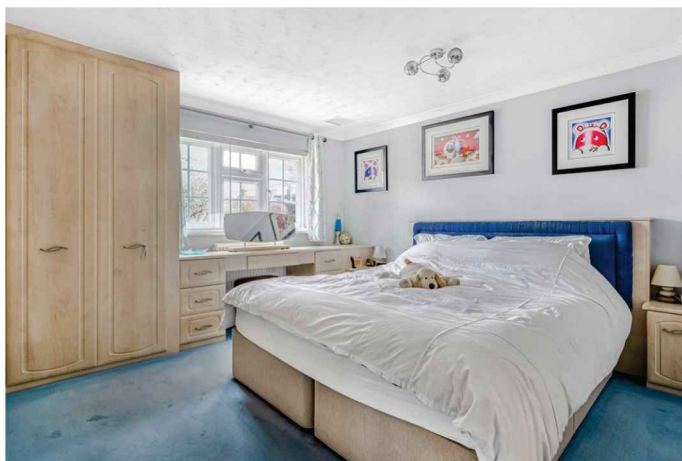






According to Ofcom, Superfast & Ultrafast broadband is available and mobile voice and data coverage is likely with certain networks.

Little Milton is a sought-after South Oxfordshire village set in rolling countryside west of the Chilterns. The village has a thriving community with a primary school, church, a popular pub (The Lamb) and a village shop & post office. A wider range of services can be found in the nearby regional centres of Oxford, Thame, Wallingford, all within a 30 minute drive. Communications are excellent, the village is within striking distance of London and Oxford; junction 7 of the M40 is just three miles to the north.



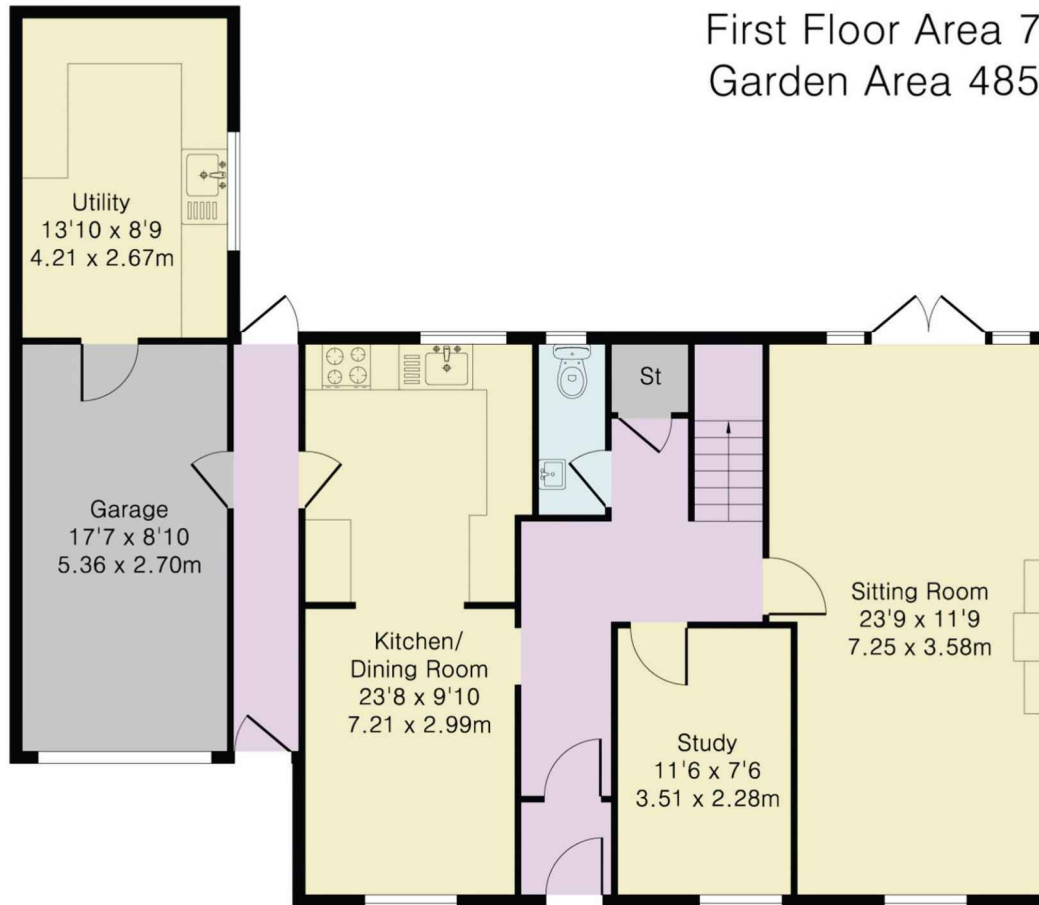


## Approximate Gross Internal Area 1850 sq ft - 172 sq m

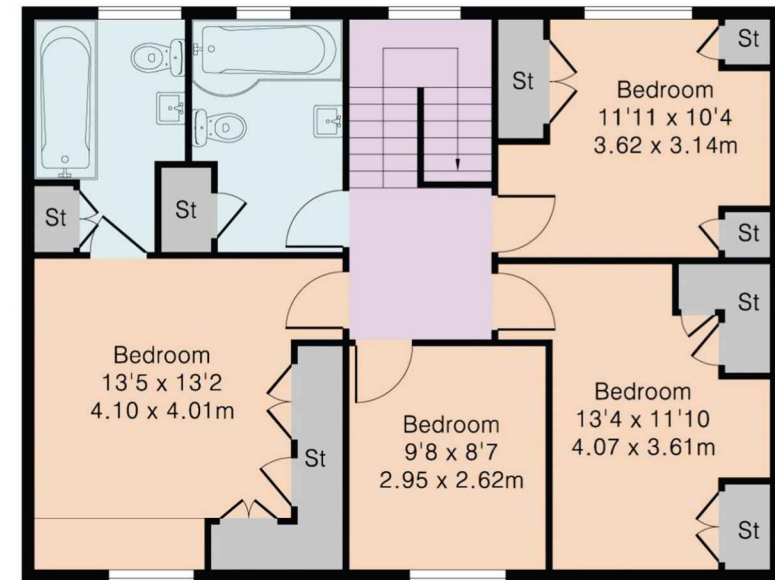
Ground Floor Area 1095 sq ft – 102 sq m

First Floor Area 755 sq ft – 70 sq m

Garden Area 4850 sq ft – 451 sq m



Ground Floor



First Floor