



Enchanting and striking Grade II Listed home

The Crofter Close, High Street, Little Milton, Oxfordshire OX44 7PU

Freehold



Entrance hall • kitchen/garden room • sitting room
• family room/study • utility room/2nd kitchen
• cloakroom/shower room • playroom/study/snug
• master bedroom with en-suite bathroom • 4 further bedrooms • family bathroom • a further shower room
• Oak open bay garage and ample parking • Attractive gardens • In all about 0.3 acres

Distances

Abingdon 10 miles
Thame 7 miles, Oxford 10 miles,
Haddenham & Thame Parkway
9 miles (London, Marylebone
from 40 minutes)
London 50 miles, M40 3 miles
(Distances are approximate)

Directions

From London take the M40,
exit at junction 7. Proceed left
onto the A329. Pass signs to
Great Haseley and Great Milton
and proceed into the village of
Little Milton where The Crofter
Close will be found on the
right-hand side accessed off
the lane and bridleway a short
distance before The Lamb
public house.

From Oxford take the B480
Cowley to Watlington Road.
Continue into the village of
Stadhampton. At the mini
roundabout cross straight over
(on the A329) towards Little
Milton and the M40. Continue
into Little Milton where The
Crofter Close will be found on
the left-hand side accessed off
the lane and bridleway a short
distance after passing the
Lamb Pub.

Situation

Little Milton is a popular village
with a thriving community. It is
well situated for easy access to
Oxford city centre (the
Headington hospitals are only 7

miles away) and London both
by road or rail. Heathrow
Terminal 2 is just 39 miles away.

The village boasts a village
shop with post office and
delightful coffee shop, a highly
regarded local public house, a
popular nursery and primary
school, beautiful parish church,
floodlit tennis court and astro
pitch. The village is also only
1.5 miles from the world famous
Les Manoir Aux Quat Saison
hotel and restaurant.

With a bridleway immediately
off the lane, there are lovely
walks around the area
including through the beautiful
BBOWT nature reserve.

Nearby market towns of Thame
and Abingdon offer a wide
selection of day to day
shopping and sporting facilities
with historic Oxford and
Dorchester-on-Thames not far
with their wealth of history and
cultural activities.

There is a wide choice of both
private and state schools in the
area including The Europa
School, St Helen & St Katharine,
Abingdon School, Magdalen
College School, Oxford High
and Aylesbury Grammar
School.





Description

The Crofter Close, a Grade II listed eclectic mix of old and new with its contemporary additions, seamlessly marries the charm of its history with modern 21st century living aspirations. The attention to detail and preservation of period features ensure that this classic country property, with its modern architectural additions, presents an interesting and welcoming home.

The delightful entrance hall with its stone floor and wood burning stove is at the heart of the house. It opens directly to the integral bespoke kitchen and stunning fully glazed garden room, with its bi-fold doors opening directly to a covered terrace and garden beyond, making for easy family living and entertaining.

The charming sitting room and the family room/study also lead off the hall, both with wood burning stoves and solid oak flooring. The sitting room, with its two window-doors onto the garden and exposed original beams, also has the main solid oak staircase leading to the first floor. The family room beyond has a different feel with its higher ceiling and large sash windows.

A second staircase is elm and is off the entrance hall leading to the master bedroom suite with a charming dual aspect bedroom and deep wardrobe. The luxurious split-level bathroom with its impressive Hans Grohe rain shower, marble stone-tiled walls and French style large hand basin has the option to open to the main landing. The laundry cupboard also houses plumbing for a washing machine.

Two further bedrooms are found to the first floor, one with a full range of fitted wardrobes and lovely views over the garden. The large contemporary family bathroom has recently been fitted with a large walk-in shower, separate bath, double vanity unit and Carrera marble tiles and surrounds.

Off the kitchen is a later wing with a large utility room/ ancillary kitchen. A ground floor WC and shower room and a playroom/study/snug lead off from here as does a staircase opening to two further bedrooms and a shower room. This part of the house lends itself easily for use as a self-contained annexe should the need arise. A door from the utility room opens to a courtyard with access directly to the lane. A timber outbuilding houses the boiler, pressurised hot water tank and water softener.



Outside

From the lane, the property is approached via large wooden gates which open to an ample gravelled drive. Award winning Carpenter Oak have recently built an open double bay garage and storage, only adding to the charm of the third of an acre garden. There are also two large timber storage sheds. With its stone wall boundary, mature planting, beech, oak and fruit trees as well as vegetable and cut flower beds, the garden is enchanting. The original Crofters stone staircase is still in situ on the outside of the house.

Tenure

Freehold with vacant possession on completion

Services

Mains electricity, water and drainage are connected
Oil fired central heating
Bottled gas for hob

Local Authority

South Oxfordshire District Council
Council tax band F

Viewing

Strictly by appointment with Savills Summertown office 01865 339700

Fixtures and fittings

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings, garden ornaments and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from Savills.



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Gross internal area (approx) 267.6 sq m / 2880 sq ft

(Excluding Garage / Cupboards)

Including Limited Use Area (6.3 sq m / 68 sq ft)



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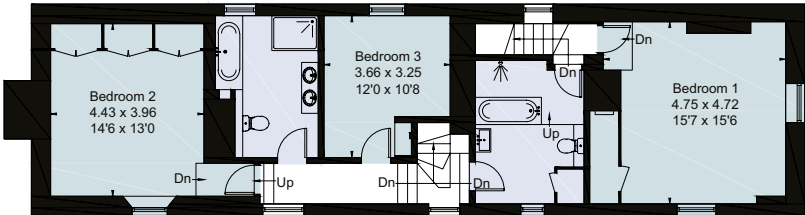
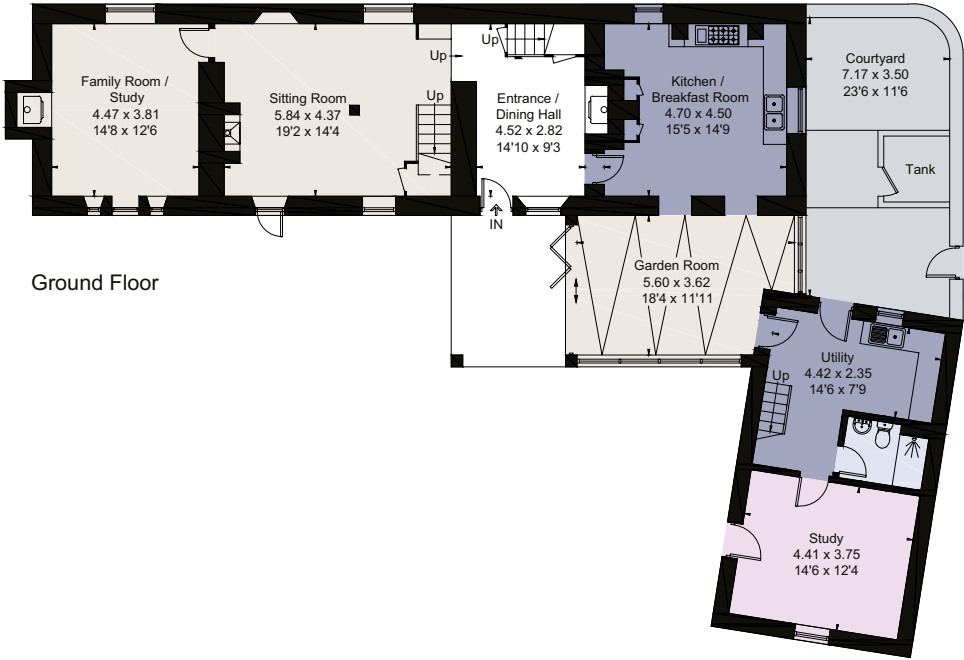
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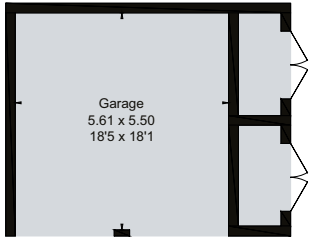
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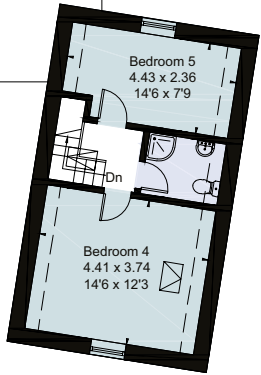
hwarren@savills.com



Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



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