



Guide Price £575,000 Freehold

Parma, Haseley Road
Little Milton
OX49 5QX

This detached 3 bedroom village family house has sizeable, well-lit rooms and occupies a generous plot that provides a good garden, ample driveway and detached garage. Whilst well-maintained and presented the house offers a number of opportunities to extend and re-model, subject to obtaining the required planning and building consents.

- Entrance hall
- Sitting Room
- Dining Room
- Kit/Breakfast Room
- 3 Bedrooms
- Bathroom
- Cloakroom
- Utility Room
- Garage
- Garden

A detached 3
bedroom
village house
in a good plot
with
opportunities

- Thame 6 miles
- Oxford 8 miles
- Wallingford 9.5 miles
- M40 (J7) 2.6 miles





Description:

This detached village house occupies an elevated position that provides some impressive extended views across the neighbouring countryside whilst to the rear the garden backs onto a meadow. The building is set well back from the road behind a substantial driveway that delivers an ample parking area and access to the detached garage that lies alongside. The interior of the house is characterised by generally spacious and well-lit rooms and includes a large master bedroom with wonderful views and a sitting-room with an open fireplace. The village offers a vibrant community with the school and other facilities an easy walk from the property

Because the house occupies such a generous plot and the precedent set by extension works undertaken by neighbouring properties there are thought to be opportunities to extend and re-model the property, if desired. However, planning and building consents would be required from the planning authority.

Situation - Little Milton

Little Milton is a small and picturesque village just 8 miles south-east of Oxford and no more than 6 miles from Thame. It is set on a gentle hill side and is surrounded by attractive countryside with access to a network of public footpaths. There is a parish church, village shop/post office and a public house. There are comprehensive shopping and sport facilities in Thame, including Waitrose and Sainsbury's whilst Oxford City is no more than a fifteen-minute drive.

Services

Mains services: Electricity / Water / Drainage
 Oil-Fired central heating,
 Council Tax: South Oxfordshire District Council
 Band: E
 EPC rating: C

Viewing

Viewing by prior appointment with Robinson Sherston -Watlington office:

Tel: **01491 614 000**

Email: **watlington@robinsonsherston.co.uk**

Sales Disclaimer

IMPORTANT NOTICE: *Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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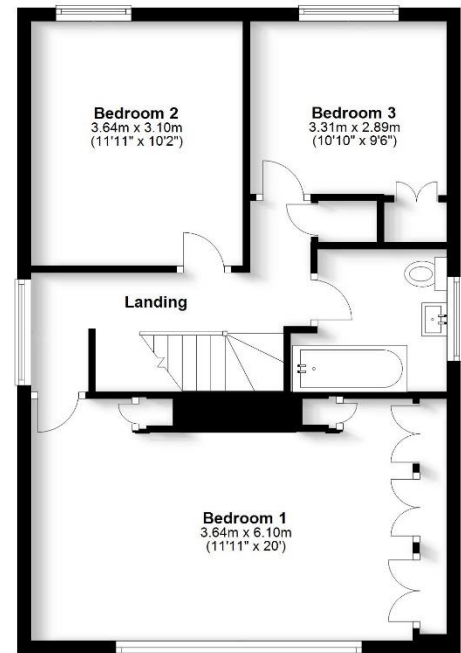
Ground Floor

Approx. 78.4 sq. metres (844.2 sq. feet)



First Floor

Approx. 56.6 sq. metres (609.1 sq. feet)



Total area: approx. 135.0 sq. metres (1453.3 sq. feet)

Note: This plan is not to scale and is designed to show room arrangement only.
Plan produced using PlanUp.