St James View

LITTLE MILTON • OXFORDSHIRE

SWEETCROFT HOMES

OXFORD

BETWEEN THE RIVER THAME AND HASELEY BROOK

THATCHED COTTAGES, HISTORIC CHARM AND A LOVELY SETTING IN THE THAME VALLEY

LITTLE MILTON lies in the valley of the River Thame, between the higher ground of the Chiltern escarpment, and the Thames Valley and Oxford's distinctive skyline.

THE CHILTERNS are home to majestic Red Kites which circle and swoop overhead. Criss-crossed with footpaths and bridleways, they offer many options for walking and cycling this beautiful area, and there are many quaint, welcoming pubs to sample along the way. The characterful nearby towns of Thame, Watlington and Wallingford have regular markets and a good range of independent shops. The village is within the delivery area for Waitrose in Thame.

LITTLE MILTON is very conveniently located just 3 miles from the M40; the Oxford Tube calls in at Lewknor on its way to and from London – a real advantage for commuters. Trains from Haddenham & Thame Parkway serve both Marylebone and Banbury in around half an hour. Little Milton C of E Primary School is close to St James View and is rated Good by Ofsted. Several independent schools including Cokethorpe, Abingdon, Magdalen, St Helens and Headington pick up and drop off in the village. There is a community-run shop, cafe and Post Office in the Village Hall buildings. Raymond Blanc's exclusive Manoir aux Quat' Saisons is just over a mile away.

ST JAMES VIEW is a development of four substantial, three and five-bedroom family homes by highly regarded Oxfordshire developer Sweetcroft Homes. It is right at the heart of the village, secluded behind high stone walls which ensure privacy. Each property sits on a generous plot, with Brook Barn, the largest of the four, set among mature trees in stone-walled gardens.

As their names suggest, Brook Barn and Milton Barn are stylish interpretations of a rural barn in stone and weather-board, while Church View and Haseley House are a contemporary take on a traditional stone farmhouse, with red clay roofs which echo many houses in the village.



› LITTLE MILTON IS A CHARMING VILLAGE; BLUEBELLS IN THE CHILTERNS; THAME TOWN CENTRE; THE MANOIR AUX QUAT' SAISONS





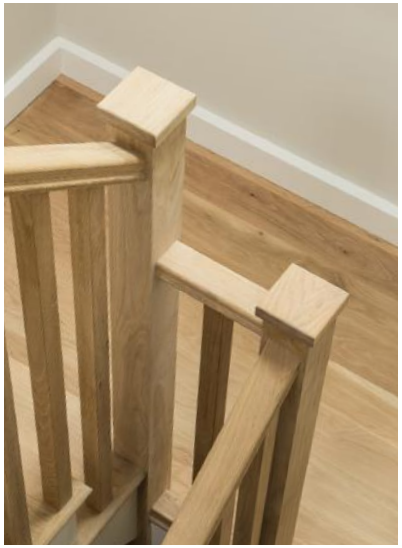

All Wrapped Up Too...



THE SWEETCROFT EXPERIENCE

COMMITTED TO EXCELLENCE IN EVERY DETAIL





FROM THE MOMENT you step over the threshold of a Sweetcroft Home, you will notice our high standards of workmanship and painstaking attention to detail.

Our reputation as developers of homes which exceed our buyers' expectations has been hard-won over many years and is one we seek to build upon with every new project. Our personal approach in guiding you during your purchase comes from our very close involvement in every aspect of the process, from working with our trusted Architects and specifying all the materials to the careful choice of windows and doors and the selection of fixtures and fittings which are just right.

We are very aware of our responsibility to produce homes which are environmentally conscious. With this in mind, we engineer and insulate all our homes to exceed current standards and have been highly commended for our success.



Pictures show previous Sweetcroft Homes properties

St James View
DEVELOPMENT OVERVIEW



CHURCH VIEW 2851 sq ft
5 bedrooms, 2 ensuites 265 sq m

Generous kitchen/dining/family room; separate drawing room with wood burner; spacious home office

Principal bedroom suite with fitted dressing room; guest bedroom suite; fitted wardrobes in four bedrooms



BROOK BARN 3273 sq ft
5 bedrooms, 2 ensuites 304 sq m

Spacious kitchen/breakfast/family room; separate drawing room with wood burner; large home office

Principal bedroom suite; guest bedroom suite; fitted wardrobes in three bedrooms





MILTON BARN 2776 sq ft
5 bedrooms, 2 ensuites 258 sq m

Separate drawing room with wood burner; kitchen/dining/family room with bifold garden doors; home office

Principal bedroom suite with fitted dressing room; guest bedroom suite; fitted wardrobes in three bedrooms



HASELEY HOUSE 1830 sq ft
3 bedrooms, 1 ensuite 170 sq m

Spacious kitchen/dining/family room; separate drawing room with wood burner; home office

Principal bedroom suite with fitted wardrobes

Computer generated images. Areas are for the house only



Computer generated image



BROOK BARN

PLOT 1

AN IMPRESSIVE DETACHED PROPERTY
IN THE STYLE OF A TRADITIONAL STONE-BUILT BARN

GROUND FLOOR

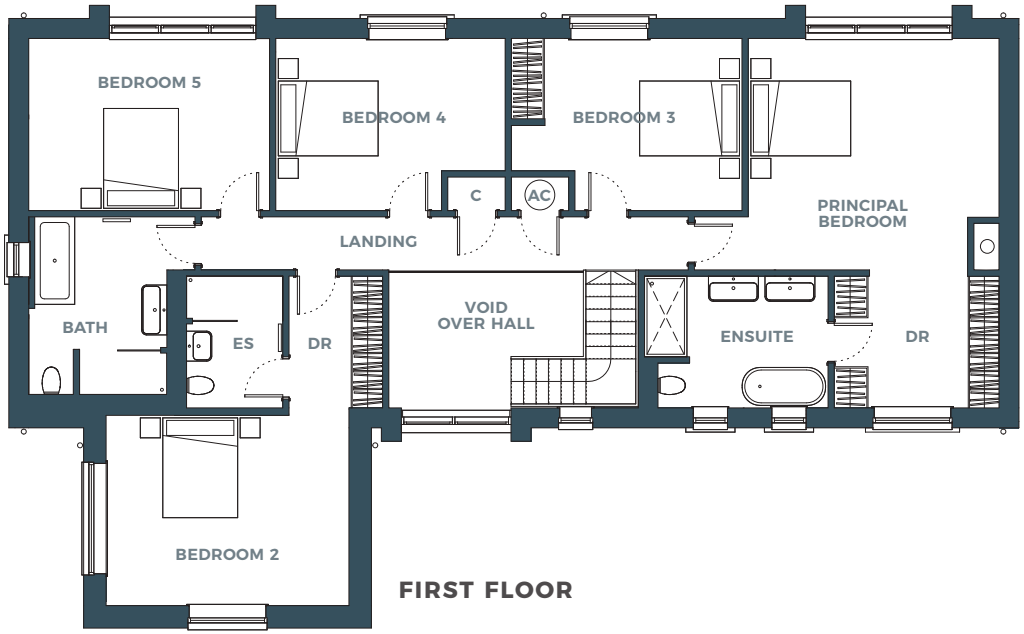
Kitchen/Dining/ Family room	11440 x 6490	37' 6" x 21' 3"
Drawing room	7505 x 4880	24' 7" x 16' 0"
Home office	3040 x 4190	10' 0" x 13' 9"
Utility/boot room	3655 x 3040	12' 0" x 10' 0"
Double garage	6985 x 6085	22' 11" x 20' 0"

FIRST FLOOR

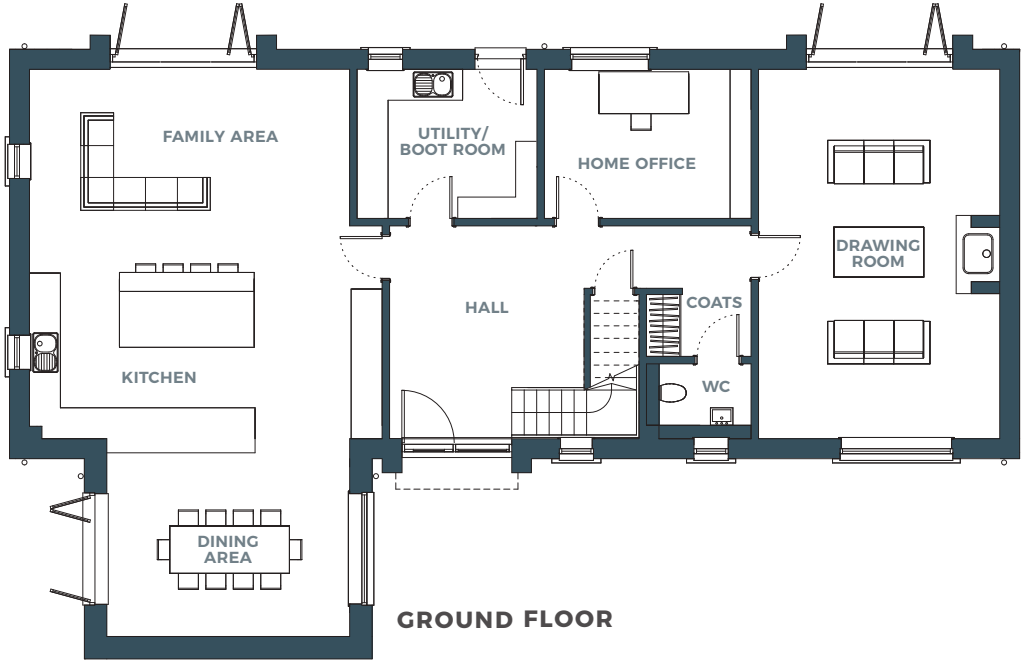
Principal bedroom	7505 x 5075	24' 7" x 16' 8"
Ensuite	3800 x 2705	17' 8" x 8' 10"
Bedroom 2	5615 x 3900	18' 5" x 12' 9"
Ensuite	2650 x 2070	8' 8" x 6' 9"
Bedroom 3	4670 x 3500	15' 4" x 11' 6"
Bedroom 4	4645 x 3500	15' 3" x 11' 6"
Bedroom 5	4875 x 3500	16' 0" x 11' 6"
Bathroom	3840 x 3660	12' 7" x 12' 0"

AC Airing cupboard **C** Cupboard **DR** Dressing room
ES Ensuite **R** Rooflight **WC** Cloakroom

Measurements are approximate and are maximum dimensions



FIRST FLOOR



GROUND FLOOR

ST JAMES VIEW



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CHURCH VIEW

PLOT 2

A TRADTITIONAL STONE FARMHOUSE WITH FIVE BEDROOMS AND LARGE OPEN PLAN LIVING SPACE

GROUND FLOOR

Kitchen/Family/ Dining room	10640 x 5965	34’ 11” x 19’ 7”
Drawing room	7605 x 4575	24’ 11” x 15’ 1”
Home office	3750 x 2860	12’ 4” x 9’ 4”
Utility room	4865 x 2215	15’ 11” x 7’ 3”
Double garage	6985 x 6085	22’ 11” x 20’ 0”

FIRST FLOOR

Principal bedroom	5465 x 3625	17’ 11” x 11’ 11”
Ensuite	3750 x 2665	12’ 4” x 8’ 9”
Dressing room	2525 x 2400	8’ 3” x 7’ 10”
Bedroom 2	4590 x 4190	15’ 1” x 13’ 9”
Ensuite	2965 x 2890	9’ 9” x 9’ 6”
Bedroom 3	4590 x 3190	15’ 1” x 10’ 5”
Bedroom 4	4475 x 2965	14’ 8” x 9’ 9”
Bedroom 5	3915 x 2965	12’ 10” x 9’ 9”
Bathroom	3190 x 2790	10’ 5” x 9’ 2”

AC Airing cupboard **C** Cupboard
DR Dressing room **ES** Ensuite **WC** Cloakroom

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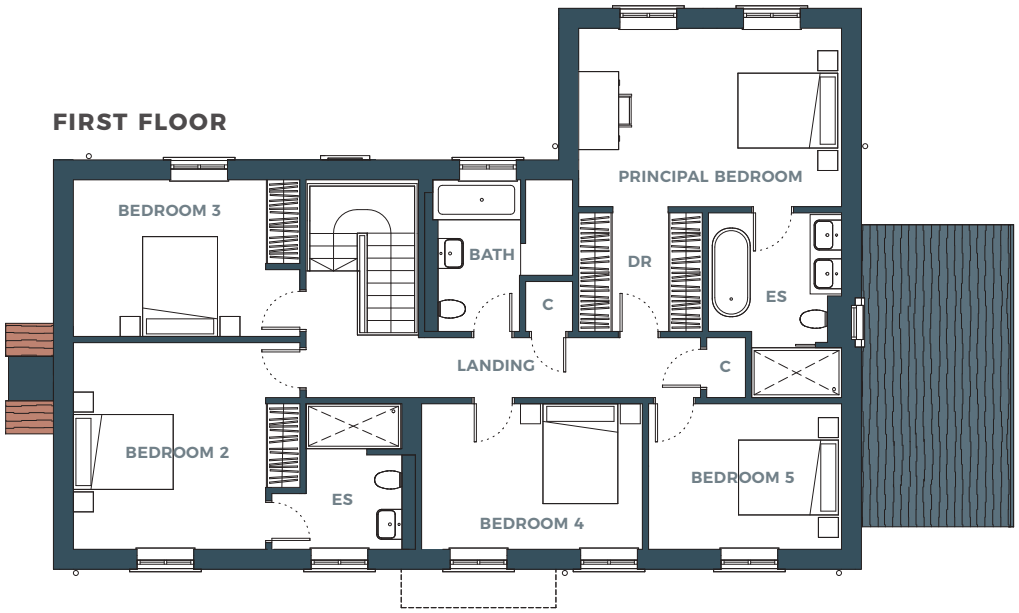

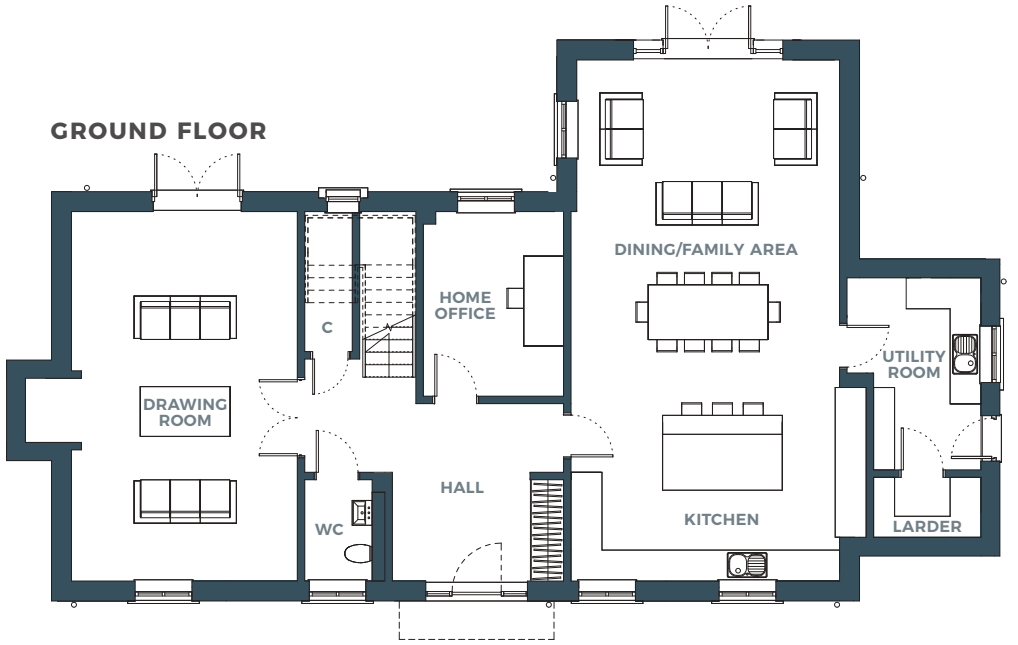

ST JAMES VIEW



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MILTON BARN

PLOT 3

A TIMBER CLAD, BARN-STYLE HOUSE
WITH FANTASTIC ENTERTAINING SPACE

GROUND FLOOR

Kitchen/Family/ Dining room	11190 x 6040	36’ 8” x 19’ 10”
Drawing room	6830 x 4465	22’ 5” x 14’ 8”
Home office	4265 x 3195	14’ 0” x 10’ 6”
Utility/boot room	4865 x 2215	15’ 11” x 7’ 3”
Double garage	6985 x 6085	22’ 11” x 20’ 0”

FIRST FLOOR

Principal bedroom	5140 x 4150	16’ 10” x 13’ 7”
Ensuite	3465 x 2470	11’ 4” x 8’ 1”
Dressing room	2600 x 2400	8’ 6” x 7’ 10”
Bedroom 2	4490 x 3530	14’ 9” x 11’ 7”
Bedroom 3	4490 x 3225	14’ 9” x 10’ 7”
Bedroom 4	4720 x 3225	16’ 9” x 10’ 7”
Ensuite	3225 x 1820	10’ 7” x 5’ 11”
Bedroom 5	4465 x 3225	14’ 8” x 10’ 7”
Bathroom	3700 x 2200	12’ 2” x 7’ 3”

C Cupboard **DR** Dressing room
ES Ensuite **R** Rooflight **WC** Cloakroom

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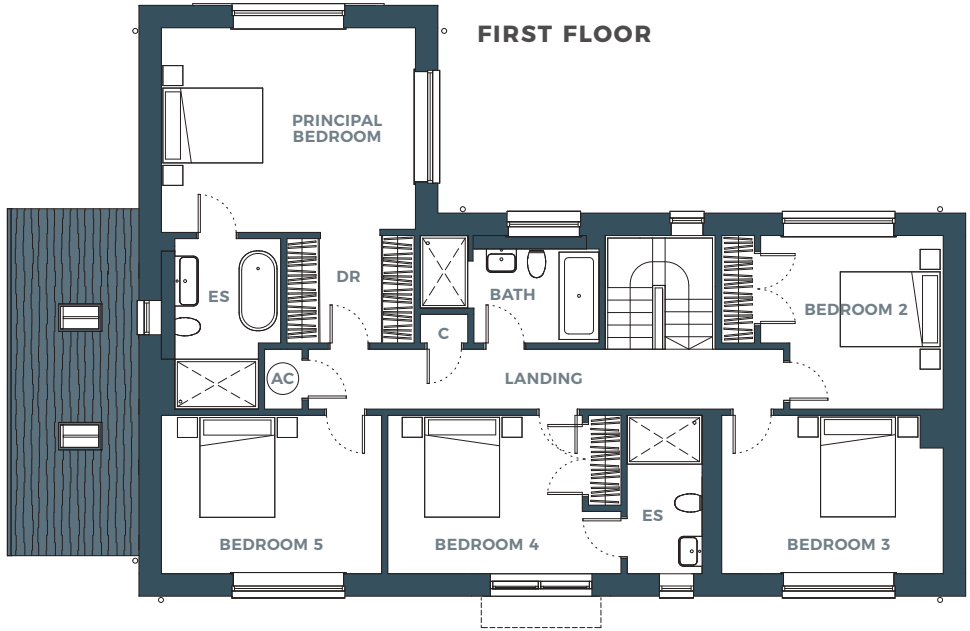

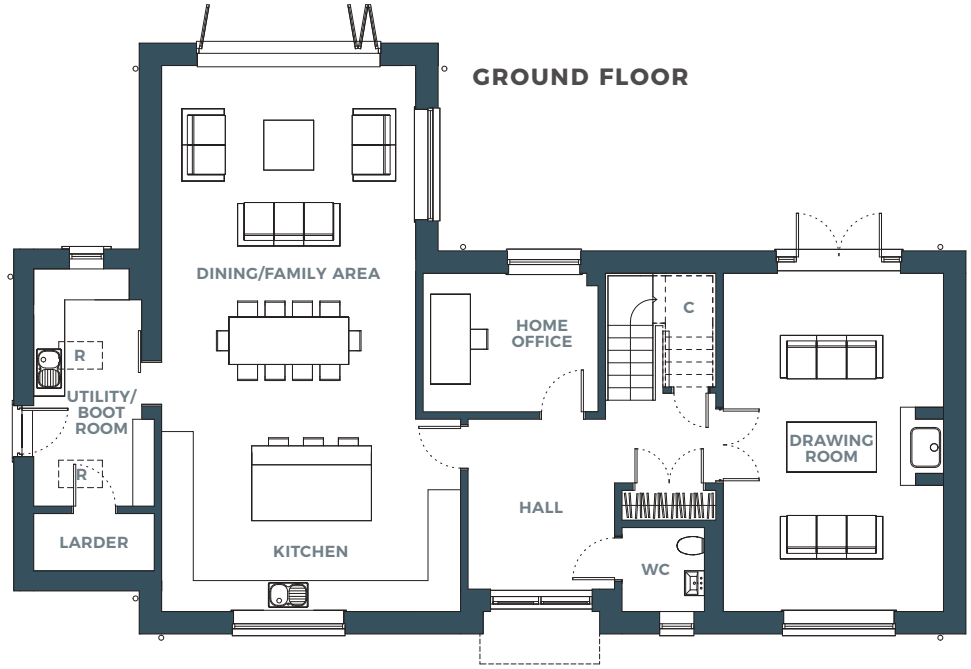

ST JAMES VIEW



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HASELEY HOUSE

PLOT 4

A BEAUTIFUL, THREE BEDROOM
STONE-BUILT COTTAGE

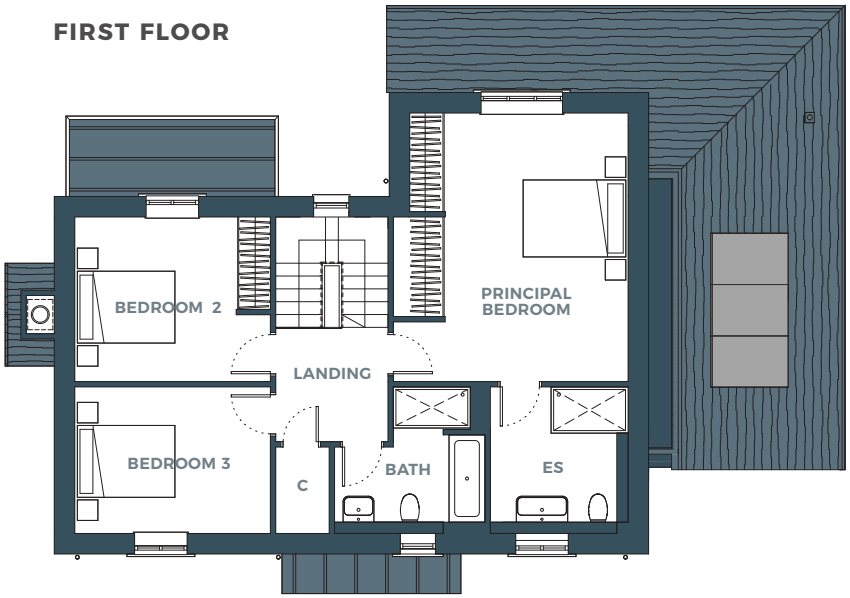
GROUND FLOOR		
Kitchen/Living/ Dining room	9700 x 4580	31’ 10” x 15’ 0”
Drawing room	5160 x 3810	16’ 11” x 12’ 6”
Home office	3815 x 2305	12’ 6” x 7’ 7”
Utility room	3250 x 1675	10’ 8” x 5’ 6”
Garage	6265 x 3250	20’ 7” x 10’ 8”

FIRST FLOOR		
Principal bedroom	5270 x 4305	17’ 3” x 14’ 1”
Ensuite	2895 x 2725	9’ 6” x 8’ 11”
Bedroom 2	3850 x 3245	12’ 7” x 10’ 8”
Bedroom 3	3850 x 2895	12’ 7” x 9’ 6”
Bathroom	2960 x 2895	9’ 8” x 9’ 6”

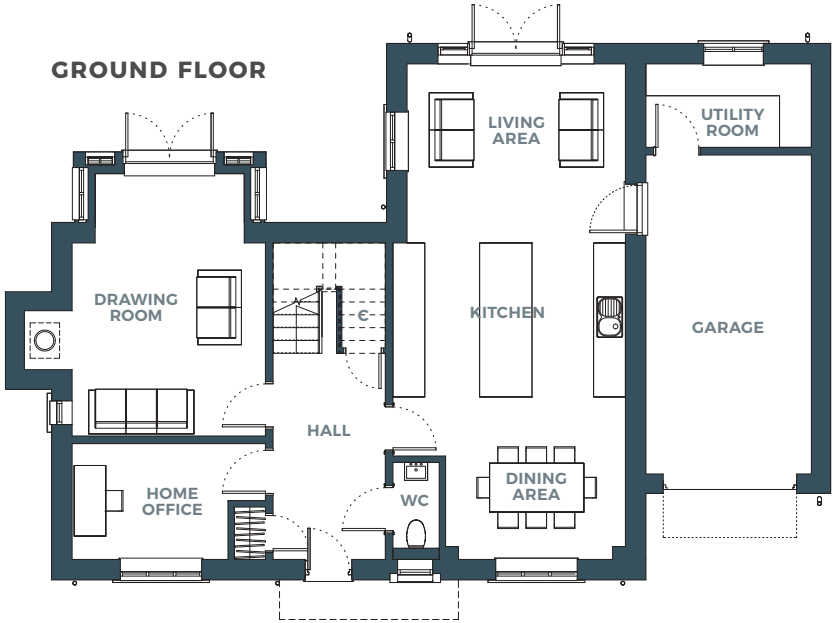
AC Airing cupboard **C** Cupboard **ES** Ensuite **WC** Cloakroom

Measurements are approximate and are maximum dimensions

FIRST FLOOR



GROUND FLOOR



ST JAMES VIEW



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Specifications

BEAUTIFULLY FITTED OUT, WITH EXTRAORDINARY ATTENTION TO DETAIL

Individually-designed kitchens

Green technology throughout including electricity-generating PV panels and EV charger

Air source heat pump and underfloor heating

Comprehensive range of Neff appliances

Wet room-style showers and ensuites

Fitted wardrobes to main bedrooms





KITCHEN & UTILITY ROOM

A choice of high quality, modern or period style kitchen with quartz worktops.

Built-in Neff appliances including two “slide and hide” ovens, induction hob, combi microwave and warming drawer.

Integrated dishwasher, fridge and freezer.

Insinkerator waste disposal.

Quooker boiling water tap.

Contemporary underslung basin.

BATHROOMS & ENSUITES

White sanitaryware by Crosswater with chrome brassware by Roper Rhodes.

Vanity unit to principal bedroom ensuite.

Mains pressure showers with glass panels in all wet rooms.

Underfloor heating, chrome ladder towel rails and wall mounted mirrors.

Porcelain tiling by Minoli to floors and part-tiled walls.





ELECTRICAL & HEATING

Highly efficient air source heat pump with underfloor heating to the ground floor and bathrooms.

Electric vehicle charging point.

Photovoltaic panels.

Carefully designed LED lighting throughout.

Full satellite installation with wiring for Sky Q.

TV and satellite points in lounge, study, kitchen/ family room and bedrooms.

Fibre optic connection direct to property, ensuring secure, superfast connectivity.

Cat 6 wiring with data points in all habitable rooms and to all TV points.

INTERIOR FINISHES

High specification Danish windows and external doors.

Oak staircase with square balustrading and carpet to treads.

Wool carpets in lounge and bedrooms.

Porcelain tiling by Minoli to kitchen, family room, laundry and cloakroom.

Period style internal doors with brushed steel furniture.

Ample wardrobes and cupboards with shelves, hanging rails and automatic lighting.

Deep skirting and architraves to our own pattern throughout.

Open slatted shelving in airing cupboards.

EXTERIOR FINISHES

Turfed and landscaped garden with large sandstone patios.

External lighting, tap and power points.

PEACE OF MIND

Wiring for alarm system.

Hardwired smoke alarms with battery backup.

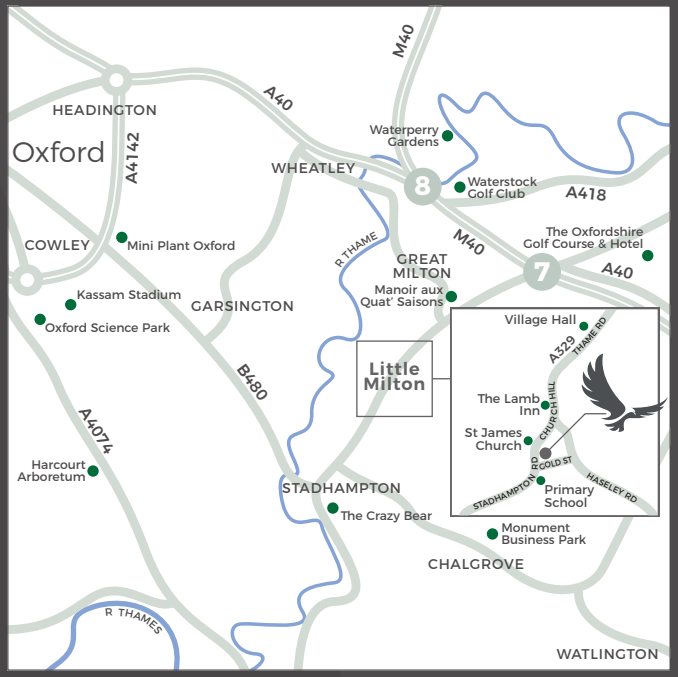
Plumbing for water softener.

10-year building warranty.

Pictures are indicative and show a similar specification to this development.

VISITING St James View

GOLD STREET, LITTLE MILTON, OXFORDSHIRE OX44 7FJ



ALL ENQUIRIES

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SWEETCROFT HOMES

OXFORD

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