



40 Thame Road
Great Haseley, Oxfordshire, OX44 7JX

Lightfoots
SOLICITORS

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Rarely available period cottage in the ever popular village of Great Haseley.

The property is in good condition but would now benefit from some updating. There is scope to extend subject to the necessary planning permission being achieved and there is an integral garage that is prime for converting into an extra reception room. In its current format Thatchers has of a spacious sitting room, sun trap kitchen /breakfast room, garden room and ground floor w/c. The first floor has 4 bedrooms and a large family bathroom.

To the rear of the cottage is a pretty walled garden largely laid to lawn, with plenty of space for outside dining in the warmer weather.

An early viewing is recommended.





Accommodation Comprises
Generous kitchen/breakfast room, living
room, garden room, garage, ground floor w/c
, 4 bedrooms and family bathroom.

Great Haseley

Great Haseley is a hugely popular
Oxfordshire village, situated just a few miles
from Thame. There is a thriving Public
House, The Plough, a historical society,
cricket club and an active village hall which
offers a wide selection of events.
Great Haseley is positioned a short distance
from the M40, so ideal for the commute to
London and the North. Oxford, Thame and
Bicester are also not far away for educational
and recreational opportunities. The
renowned restaurant and hotel Le Manoir
Aux Quat Saisons is close by for a wonderful
fine dining experience.



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Viewing by appointment through Lightfoots
Estate Agency



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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