

WARREN BARN

LITTLE HASELEY • OXFORDSHIRE





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*A wonderful house in a secluded location in one of
Oxfordshire's most sought after hamlets.*

Thame 6 miles (Haddenham Railway Line to London Marylebone from 40 minutes) • Oxford 11 miles
Abingdon 12 miles • Henley-on-Thames 17.5 miles • Central London 45 miles
(All distances and time are approximate)

Main House

Ground Floor: Kitchen • Drawing room • Sitting room • Garden room
Bedroom suite • Guest Cloakroom • Boiler room

First Floor: Guest bedroom with en suite bathroom
2 Further bedrooms with en suite bathrooms • Study

Garden: Kitchen garden • Landscaped gardens • Pony paddock • Orchard

In all approximately 1.4 acres



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Your attention is drawn to the Important Notice on the last page of the brochure.



Little Haseley

Little Haseley, along with neighbouring Great Haseley, is one of the most sought-after villages in South Oxfordshire. Most of the properties are built from local stone and date back to the 17th century with parts of St Peter's Church dating back to 1100 AD. The villages have many charming features that include a pub and cricket pitch with outstanding views across to the Chilterns. Just over two miles away is the famous restaurant Le Manoir aux Quat' Saisons. Other landmarks include the Great Haseley windmill.



Schooling is excellent with access to a good number of local state and private schools including The Dragon, Headington School, St Edwards School, Abingdon School, Chandlings Manor, St Helens and St Katherine, Cothill, The Manor and Radley College.



There are good local shops a short distance away in Thame (Waitrose). The University City of Oxford provides an extensive range of further shopping, cultural, leisure and recreational facilities.



Communications are excellent with road links to London and Birmingham via the M40 Junction 7 (southbound) and Junction 8A (northbound) and to Oxford via the A40.



Chiltern Railways runs from Haddenham and Thame Parkway to London with most trains from 40 minutes.





Warren Barn

Warren Barn is a stunning house in the heart of Little Haseley. The house has been stylishly refurbished and cleverly extended to create a beautiful home ideal for entertaining or as a weekend retreat. Set in 1.4 acres, Warren Barn occupies a secluded position approached via a private driveway leading to electric gates and a gravel parking area, all contributing to a sense of privacy.

The living accommodation is arranged on the ground floor: an open plan reception hall flows through the kitchen / dining room and drawing room lined with book shelves with a wood burning stove at one end. High ceilings throughout give a feeling of space and light. Of particular

note are delightful character features such as the double height drawing room ceiling, mezzanine study and bright modern garden room. The bedroom accommodation is arranged over the ground and first floor and comprises four comfortable double bedrooms each with private en suite bathroom. The master bedroom has French doors opening out onto the gardens. There is underfloor heating throughout powered by a ground sourced heat pump.

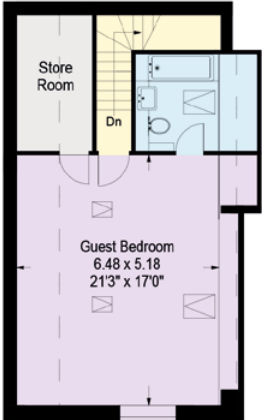
The gardens have been thoughtfully designed with a traditional kitchen garden, lawns, box hedges and flower borders. There are two water fountains and the whole garden benefits from a natural rain water irrigation system.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace

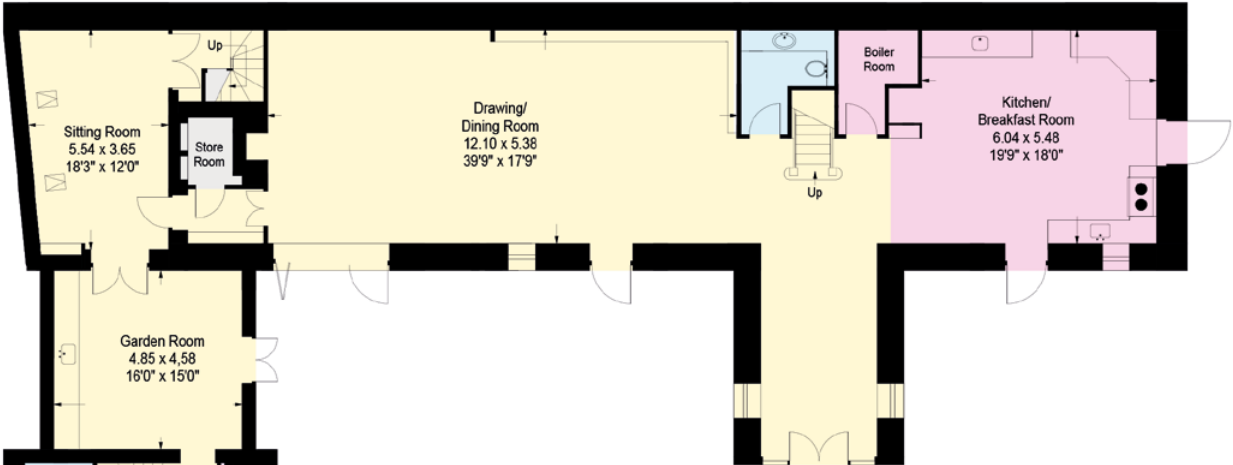


First Floor

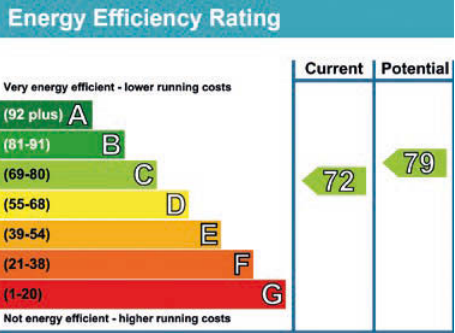
Approximate Gross Internal Floor Area
House: 369 sq.m. (3972 sq.ft.)



First Floor



Ground Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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Services

Ground source heat pump, mains electricity and private drainage.

Local Authority

South Oxfordshire District Council. Tel. 01235 422422

Fixtures & Fittings

Unless otherwise stated, fixtures and fittings that are not specifically described in these particulars are not included in the sale, although certain items may be available by separate negotiation. Further information should be obtained by the joint selling agents.

Directions (Postcode OX44 7LH)

From Oxford take the A40 signed to London. Leave the A40 immediately before joining the M40 signed Thame, A418 and Oxford services. Follow signs for the A418 and a quarter of a mile after take the right turning signed to Milton Common. Proceed along this road and at the crossroads, turn right over the M40 onto the A329. Take the first left hand turn signed to Great Haseley. Proceed through to the end of Great Haseley towards Little Haseley. Continue until you reach a junction and take the left hand lane marked "Standhill only". Warren Barn is the first turning on the right hand side.

From London, take the A40 then the M40 towards Oxford. Take the exit at Junction 7 and then turn left onto the A329, then take the first left towards Great Haseley. Proceed through to the end of Great Haseley towards Little Haseley. Continue until you reach a junction and take the left hand lane marked "Standhill only". Warren Barn is the first turning on the right hand side.

Viewings

All viewings strictly by appointment through Knight Frank.

