



## 2 STANDHILL COTTAGES LITTLE HASELEY OXFORDSHIRE

**TIM RUSS**  
& COMPANY



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A STUNNING LOCATION. A HIDDEN GEM WITH SO MUCH POTENTIAL TO CREATE A BEAUTIFUL RURAL FAMILY HOME SUBJECT TO CONSENTS BEING GRANTED  
**GUIDE PRICE £650,000**



## The Property

This charming Victorian semi-detached former estate workers cottage is located in a simply stunning location. The only sound you can hear is bird song and perhaps wind whistling through the trees. This truly is a gem. The potential to extend and create a beautiful home is right here. (subject to planning consents).

Currently the accommodation is. Entrance hall leading to the sitting room and study. The sitting room is both spacious and light and on a chilly evening an open fire is perfect to snuggle up to. The kitchen, although dated is perfectly useable and has a sweet wood burning stove as a lovely focal point. The current dining space has glazed double doors onto the garden. Wow those views!! There is also a study, utility room and cloakroom to this floor.

To the first floor are three bedrooms and a sizable family bathroom. This concludes the current accommodation.

## Outside

The approach to this cottage is very special. The cottages are located along the immaculate driveway to Standhill Farm. The gardens with the cottage are both large and oh so private. Mainly laid to lawn with interspersed hedging and shrubbery. There is also a good-sized garage and driveway parking for three motor vehicles, along with a large wooden shed. This is a GEM.

## Location

Little Haseley is an attractive hamlet in a conservation area with fine stone houses and old thatched cottages. There is a thriving village community. In the neighbouring village of Great Haseley, there is a fabulous French restaurant, La Table d'Alix at The Plough, as well as a village hall offering a variety of gatherings such as yoga, tennis club with two courts and cricket club with village clubhouse both located at the spacious recreation ground.

There are primary schools in both Great Milton and Little Milton and a number of private and state schools in Wheatley, Thame and Oxford. In Great Milton there is a village shop/post office and Raymond Blanc's famous hotel and restaurant Le Manoir aux Quat' Saisons.

The village is well located for the M40, which provides good access to London and the Midlands. Railway stations are at Oxford, Haddenham/Thame Parkway and Didcot providing mainline services to Marylebone and Paddington. The Oxfordshire Golf Club and the Waterstock Golf Club are nearby. There are comprehensive shopping facilities in the nearby market town of Thame with its weekly market, or the city of Oxford has extensive shops, theatres, museums etc.

**Post code for SatNav: OX44 7LP**

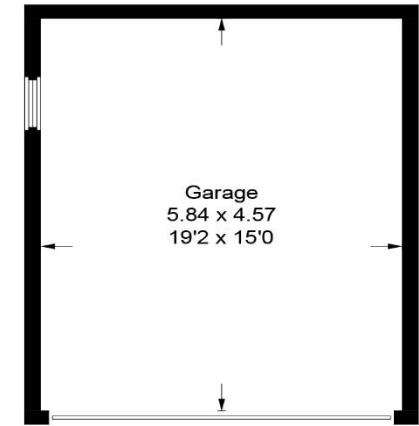
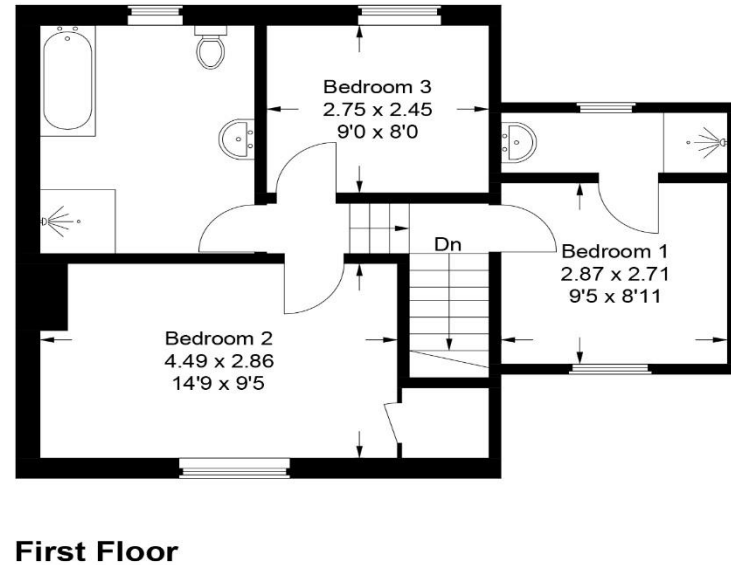
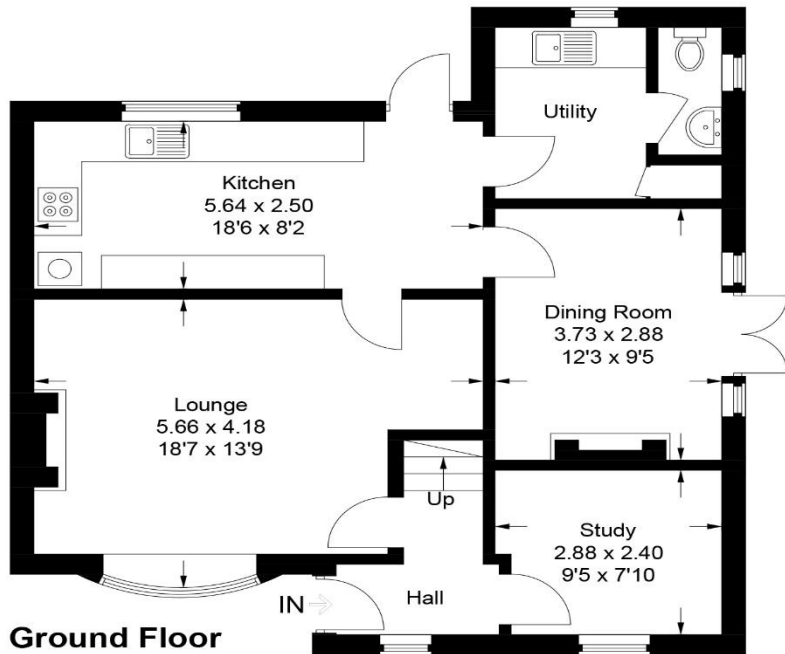
## Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

## Additional Information

- **Council Tax Band - E**
- **EPC Rating – E**
- **Services** – Mains electricity, water, private drainage and Oil fired central heating
- **Local Authority** – South Oxfordshire County Council
- **Tenure - FREEHOLD**





(Not Shown In Actual Location / Orientation)

## 2 Standhill Cottage

Approximate Gross Internal Area  
 Ground Floor = 66.0 sq m / 710 sq ft  
 First Floor = 47.7 sq m / 513 sq ft  
 Garage = 26.6 sq m / 286 sq ft  
 Total = 140.3 sq m / 1,509 sq ft

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

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