MORGAN&ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Latchford Lane, Great Haseley, OX44 7LE

SITUATION

It's no exaggeration to say that Great Haseley is right at the top of many buyers' wish lists - and for good reason. Lost in time but only a few minutes drive from the fast connections to London and Oxford via the M40, it's an absolute gem of a village. A busy local community is complemented by a sensational fine dining French restaurant (La Table d'Alix) and gorgeous countryside walks can be found in every direction. There is a village hall offering a variety of gatherings, church, tennis courts and cricket pavilion both located at the recreation ground. Oxford is just a 20 minute drive away with its wealth of shops, restaurants and highly regarded independent schools. Neighbouring Great Milton has a popular local primary, offers a village shop/post office and is also home to the Michelin starred Le Manoir Aux Quat Saisons. Both the Oxfordshire Golf Club and the Waterstock Golf Club are nearby.

Bedrooms 3 | Bathrooms 1 | Receptions 2 | EPC C

DESCRIPTION

59 Latchford Lane is a pretty part thatched cottage dating back to the 1700s. The cottage is not listed and offers a well-proportioned and characterful home. It is located on the edge of the sought after village of Great Haseley on a quiet no-through country lane, surrounded by open farmland.

Through the front door and the house offers two separate reception spaces. There's a surprising amount of space in this property and rooms can be tailored to suit your family's requirements. There is an inviting reception room with conservatory extension, exposed beams, delightful inglenook fireplace with wood burning stove and French doors opening out onto the mature garden. To the front of the property there is a separate dining room, which would also make a perfect playroom or home office. Adjoining the sitting room with door access onto the paved terrace is the well-equipped kitchen with integrated appliances, tiled flooring and more beautiful beams.

Past the separate utility room/guest cloakroom and up the stairs is the principal bedroom with exposed stone chimney breast, fitted cupboards and views over the garden. There are 2 further bedrooms – a double to the front of the property with fitted storage cupboards, a third smaller bedroom/study and a good size family bathroom with bath and shower overhead.
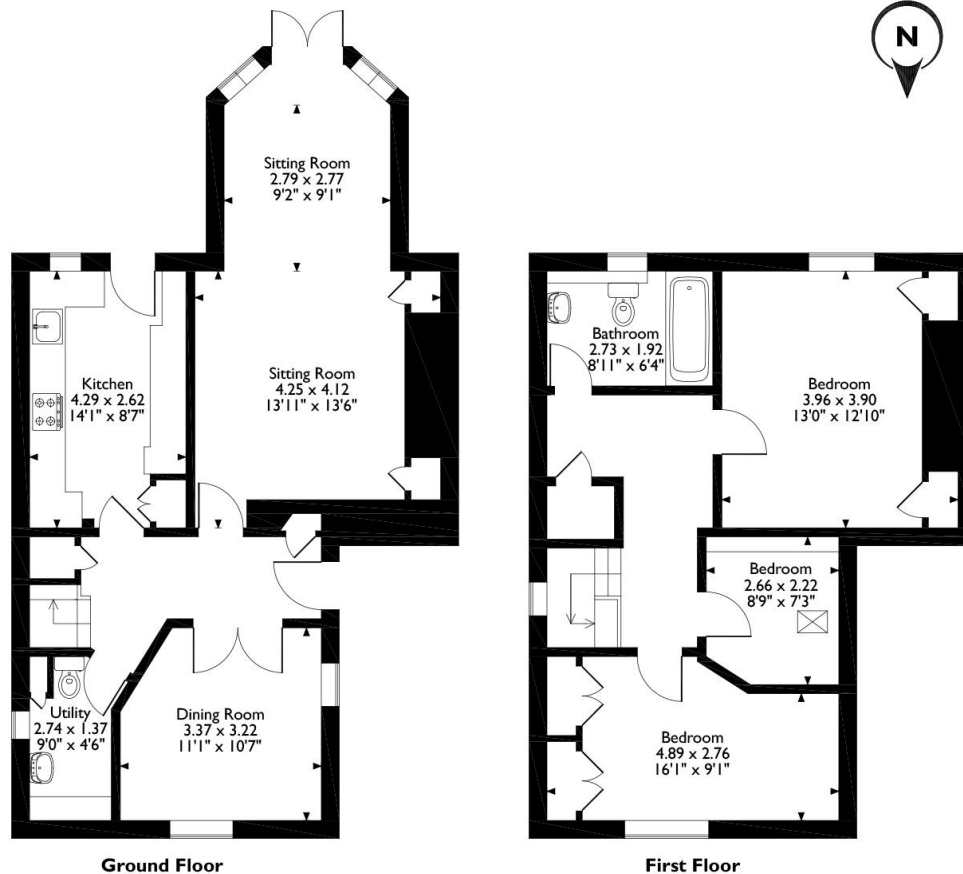
Outside there is an attractive rear garden, with well stocked borders, established lawn and gated side access. Of particular note are the idyllic views across open farmland. There is a pedestrian right of way over the rear garden to the neighbouring property (Impi Cottage). Off street parking to the front of the property and a separate parcel of land/allotment further down the lane, which could be used for additional parking, to house a garage/home office or ideal vegetable garden complete this fabulous home.

Latchford Lane is ideally positioned for someone seeking village life but requiring great access to communications and to the amenities offered by a larger town or city.

59 Latchford Lane Great Haseley, Oxford
Approximate Gross Internal Area
116 Sq M/1248 Sq Ft

N

Ground Floor

Sitting Room
2.79 x 2.77
9'2" x 9'1"

Sitting Room
4.25 x 4.12
13'11" x 13'6"

Kitchen
4.29 x 2.62
14'1" x 8'7"

Utility
2.74 x 1.37
9'0" x 4'6"

Dining Room
3.37 x 3.22
11'1" x 10'7"

First Floor

Bathroom
2.73 x 1.92
8'11" x 6'4"

Bedroom
3.96 x 3.90
13'0" x 12'10"

Bedroom
2.66 x 2.22
8'9" x 7'3"

Bedroom
4.89 x 2.76
16'1" x 9'1"

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	74
(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

Services: Mains gas and mains drainage

Local Authority: South Oxfordshire District Council

Council Tax Band: E

VIEWINGS STRICTLY BY APPOINTMENT WITH MORGAN & ASSOCIATES