



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

The Cottage, 10 Mill Lane, Great Haseley, OX44 7JU



## GREAT HASELEY

The Cottage is tucked away down a peaceful countryside lane, just a few minutes walk from the heart of the village, lined with its beautifully preserved historic homes. 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.

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 and is also home to the Michelin starred Le Manoir Aux Quat Saisons.

**Bedrooms 3 | Bathrooms 2 | Reception 1**



## THE COTTAGE

10 Mill Lane is the country cottage many people dream of. A characterful thatch exterior with a beautifully restored light and airy interior. Peacefully tucked away on a picturesque no through lane in the highly desirable village of Great Haseley, this cottage is an absolute delight.

The ground floor accommodation includes an elegant dual aspect sitting room, which has a wonderfully warm and welcoming feel with its wooden boards and wood burning stove. A simply gorgeous room, it is light, bright and full of charm. Through one of the solid oak doors to the well proportioned kitchen with traditional Aga and quarry tiled flooring that runs through to the adjoining utility room and ground floor bathroom. The kitchen has been thoughtfully designed to work around the property's characterful corners. There is also access to the cellar. Beyond the kitchen is a brick and stone store. Planning has been granted to demolish the existing store and to replace it with a new Oak framed garden room (planning reference - P10/W0800/LB).

Upstairs the charm continues and beams abound. The principal bedroom is extremely generous with a staggering vaulted ceiling and lots of cupboard space. There is a 2nd double bedroom and a smaller single bedroom or study (accessed via bedroom 2). The beautifully fitted shower room completes the upstairs.

Outside there is a great size low maintenance south east facing garden. The garden is mostly laid to lawn and is a fantastic space to enjoy this tranquil setting. Parking to the front is the last tick in the box for this sensational find. The cottage is a chance to feel a world away in an incredibly desirable location but remain a stone's throw from modern life.



10 Mill Lane, Great Haseley, Oxford, Oxfordshire  
Approximate Gross Internal Area  
145 Sq M/1561 Sq Ft

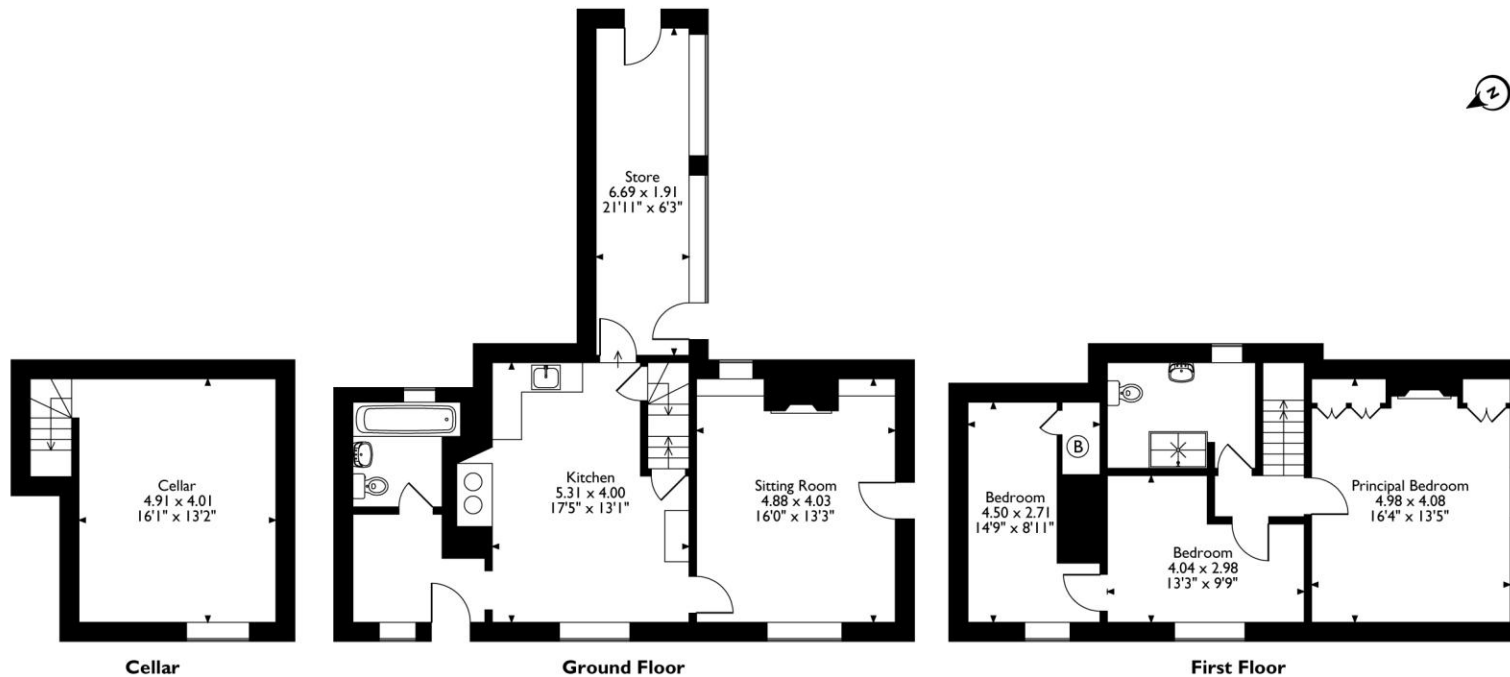
**SERVICES**

Mains gas and mains drainage

South Oxfordshire District  
Council

Council Tax Band F

**Viewings strictly by  
appointment through Morgan  
& Associates**



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.

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Morgan & Associates

The Old Post Office, Haseley Road, Little Milton, Oxon OX44 7PP

Tel: 01844 279990 | Email: [property@morganandassociates.co.uk](mailto:property@morganandassociates.co.uk)

[www.morganandassociates.co.uk](http://www.morganandassociates.co.uk)



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