



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Walnut Cottage, 2 Back Way, Great Haseley, OX44



GREAT HASELEY

Walnut Cottage is tucked away in a quiet countryside corner but 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 20minute 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 4 | Bathrooms 2 | Receptions 2 | EPC D



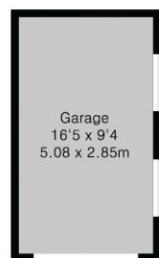
WALNUT COTTAGE

Walnut cottage is an attractive 4 bedroom semi-detached character cottage, which has been much improved by the current owners. It is situated within the conservation area of the sought after village of Great Haseley and is offered to the market with no onward chain.

Walking into the property and the first impressions are ones of warmth, cosiness and character. This pretty stone cottage is believed to date back to the mid-19th Century and retains some lovely period features to include exposed beams and an original stove. A light and airy recently fitted dual aspect kitchen/dining room with side door access and adjoining guest cloakroom sits to the far left of the property. Through to the welcoming entrance hall, this flexible reception space has the additional bonus of a useful utility area. Beyond is a sizeable yet cosy dual aspect sitting room with working wood burning stove to enjoy on a cold winter's night with the fire roaring in the exposed stone surround and cottage door that can be opened up in the summer, leading out to the delightful garden.

Upstairs, the light spills into the well-proportioned principal bedroom with dressing area and en-suite shower room and along the hallway, there are 3 further bedrooms (two doubles and a single) with vaulted ceilings and a family bathroom.





Garage

Approximate Gross Internal Area 1546 sq ft - 144 sq m

Ground Floor Area 696 sq ft – 65 sq m

First Floor Area 696 sq ft – 65 sq m

Garage Area 154 sq ft – 14 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

And then there's the outside space...a pretty cottage garden with mature planting and paved patio area, ideal for al fresco dining. Walnut Cottage also benefits from a single timber garage/store with private parking and open countryside views to the front of the property.

This is an instantly appealing property in a charming and peaceful setting. Walnut Cottage is ideal for families, professionals, upsizers, downsizers and weekenders alike.

SERVICES

Mains gas, mains drainage and mains water.

South Oxfordshire District Council
Council Tax Band F

**VIEWINGS STRICTLY BY
APPOINTMENT THROUGH
MORGAN & ASSOCIATES**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

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