

PIPPARDS

PIPPARDS, LATCHFORD LANE, GREAT HASELEY, OXFORDSHIRE. OX44 7LA



HAMNETT
HAYWARD

PIPPARDS

LATCHFORD LANE, GREAT HASELEY
OXFORDSHIRE. OX44 7LA

A unique three/four bedroom detached family home located within the most picturesque Oxfordshire village

Originally constructed in the 1960's, Pippards has been extended and much improved by the current owners to provide a generous detached family home, offering adaptable living arranged over two floors. Surrounded in unspoilt countryside and tucked away within a quiet rural lane close to the picturesque church and Manor house, Pippards enjoys the 'quintessential' English village setting. Located within the conservation area of this fine Oxfordshire village with direct access to many rural walks, the property offers the most enviable location, whilst within striking distance of the M40 for access to London & Oxford and just a short drive to Haddenham & Thame parkway for access to London Marylebone (just 37 minutes).

Approached via a 'no-through' lane bordering the Church and Manor House, this lovely home is set back from the lane with ample off street parking to the front and garaging. A generous and very welcoming reception hall provides a wonderful first impression with access to all ground floor rooms and an opening to an occasional study area. Of particular note is the impressive sitting room, flooded with natural light and offering a stunning outlook to the front. A traditional natural open fireplace complements this lovely room. Further accommodation to the ground floor is incredibly versatile including two ground floor double bedrooms, a family bathroom and a separate dining/family room. The kitchen/breakfast room is fitted with a range of shaker style cupboard and drawer units with granite working surfaces. A classic Rayburn is the feature of the kitchen and a stable door opens to the side of the property, directly to a private terrace ideal for morning coffee.

On the first floor Pippards includes a further two double bedrooms with the principal bedroom offering a lovely outlook. The bedrooms are both served by a recently updated contemporary bathroom with shower.

Outside, ample parking is available to the front with a detached garage extending to 19' in length. Gated access opens from the side extending into the lovely rear garden. The garden offers an excellent degree of privacy and is laid predominately to lawn and planted with mature shrubs. A generous terrace offers an ideal position for for alfresco dining and entertaining with an retractable awning.

"A WONDERFUL OPPORTUNITY TO ACQUIRE THIS SUPERB DETACHED FAMILY HOME, ENJOYING THE MOST UNIQUE SETTING WITHIN THE MOST PICTURESQUE OF OXFORDSHIRE VILLAGES, WHILST OFFERING EXCELLENT ACCESS TO LONDON & OXFORD "



AT A GLANCE

- A unique four double bedroom detached family home located within the most stunning village
- Picturesque village setting close to the church and The Manor house, with direct access to walks
- Adaptable internal accommodation with four bedrooms in total, including two to the ground floor
- Off street parking, detached garage, workshop/home office, mature gardens
- Surrounded in glorious countryside, whilst within striking distance of M40 for Oxford & London



SUMMARY

- Generous reception hall with study area
- Sitting room with open fireplace
- Classic kitchen with Rayburn and granite work surfaces
- Dining room/family room
- Bedroom three/playroom
- Ground floor bedroom four and bathroom
- Two first floor double bedrooms
- Well appointed family bathroom
- Off street parking to the front
- planted garden to the front
- Detached 19' garage
- Detached workshop/potential for home office
- Mature gardens to the rear offering an excellent degree of privacy
- Outstanding setting close to St Peters Church and the Manor House
- Scope to reconfigure the ground floor
- Conservation area
- Direct access to stunning rural walks
- Picturesque setting within this most sought after village
- Excellent communications with immediate access to the M40 and within a short drive of Thame & Haddenham mainline railway station (London Marylebone under 40 minutes)



Latchford Lane, Oxford, OX44

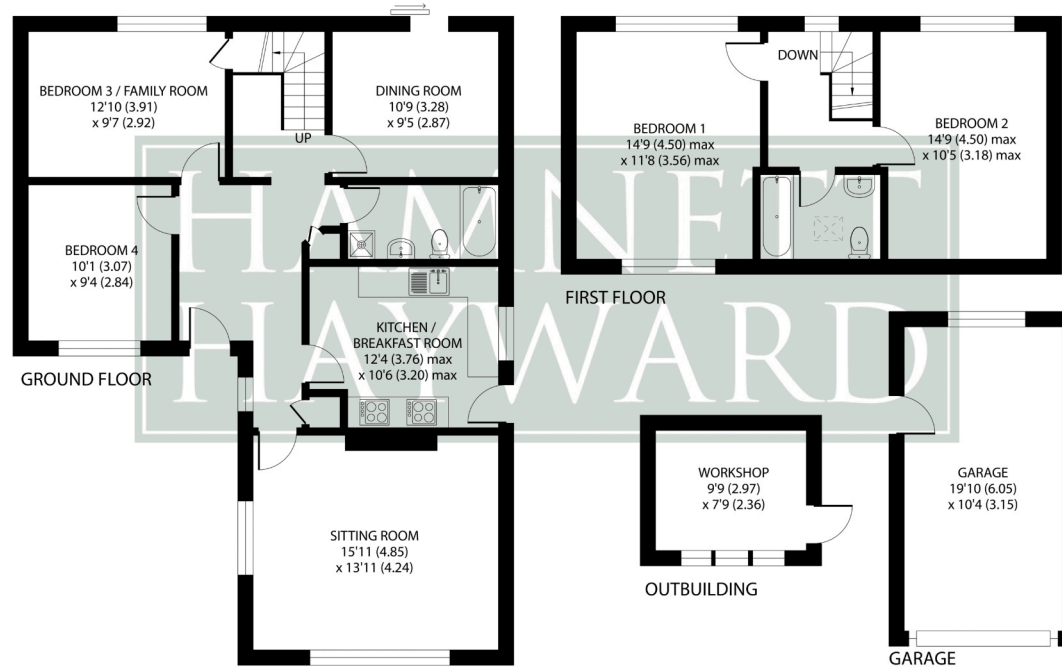
Approximate Area = 1396 sq ft / 129.7 sq m

Garage = 205 sq ft / 19 sq m

Outbuilding = 77 sq ft / 7.2 sq m

Total = 1678 sq ft / 155.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamnett Hayward Ltd. REF: 1158453

LOCATION

Great Haseley is a quintessential English village set in attractive Oxfordshire countryside between Oxford and Henley-on-Thames, whilst just a short drive to the picturesque market town of Thame. With many historic homes, traditional stone houses, old thatched cottages and an original stone windmill, the village has a thriving community with amenities including the Church of St Peter, a village hall, tennis club and cricket club. A wonderful community is complemented by the highly regarded restaurant La Table D'Alix offering fine French cuisine. The neighbouring village of Great Milton has a reputable Primary school, village shop, post office and the famous hotel and restaurant Le Manoir aux Quat'Saisons, with more extensive amenities found in the market town of Thame and historic city of Oxford. An unrivalled choice of state and independent schools are all close by, with primary school's in both Great Milton and Little Milton village, Lord Williams's Secondary school in Thame and further private schools in Oxford including The Dragon School, Magdalen College and St Edward's. For the commuter, Haddenham & Thame parkway for London Marylebone (just 37 minutes) is just 7 miles and The M40 (junction 7 & 8) are within striking distance offering access to Oxford, London and the nearby Bicester retail village.

ADDITIONAL INFORMATION

Services: Mains gas, drainage and electricity,

Heating: Gas fired central heating to radiators.

EPC: Currently D - 58, potentially B - 85

Local Authority: South Oxfordshire District Council

Postcode: OX44 7LA

Council Tax Band: E

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