

# THE FIRS

RECTORY ROAD, GREAT HASELEY, OXFORDSHIRE. OX44 7JS



HAMNETT  
HAYWARD



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**The most stunning village home designed and constructed to the very highest specification and equipped with environmentally friendly appliances including air source, solar PV panels and battery storage.**

Approached via a pretty rural lane, The Firs occupies the most stunning setting within this Quintessential Oxfordshire village, offering far reaching views over farmland to the front and lovely country views to the rear including the famous local windmill. Recently completed by a reputable house builder renowned for bespoke designs of the highest order, the property offers stunning stone elevations, aluminium guttering and downpipes under a traditional slate roof. Located within this beautiful village, the property is within a short walk of the reputable restaurant 'La table d'alix' and with direct access to many rural walks. For the commuter the property is 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).

A generous and very welcoming reception hall provides a wonderful first impression, expanding into a large glazed sliding door flooded with natural light and opening directly to the lovely garden. Internal Crittal style panelled doors achieve further natural light and open into a formal sitting room and the most fabulous handcrafted kitchen. The hand painted kitchen is fitted with a comprehensive range of stunning units with antique brass, Armac Martin handles and knobs, with a beautifully made walnut feature island. A mixture of marble and quartz across all areas truly showcases the meticulous design and quality of the furniture installed. The kitchen is fully equipped with top of the range Siemens appliances and Rangemaster electric cooker. A separate boot room/utility is generous and offers further cupboard and drawer units with a classic Belfast sink.

On the first floor, The Firs benefits from four stunning bedrooms and three bathrooms (two shower rooms) all finished with Burlington sanitary ware and crosswater brassware, all bathrooms have a unique design. Of particular note is the sumptuous principal bedroom suite, featuring a fully glazed gable window offering breathtaking views, with a dedicated dressing area with fitted wardrobes and a stunning shower room with a handmade vanity unit.

Outside, ample parking is available to the front and a garage/store has an EV charging point. The rear gardens are beautifully landscaped, including planters with herbaceous borders and specimen trees. An array of outside entertaining spaces offer outstanding views, providing the perfect setting for Al-fresco dining.

OCCUPYING A STUNNING RURAL VILLAGE SETTING, WITH OUTSTANDING PANORAMIC VIEWS OVER FARMLAND, THE FIRS IS A SUPERBLY DESIGNED CONTEMPORARY RESIDENCE OFFERING TIMELESS ELEGANCE, COMBINING TRADITIONAL FINISHES THROUGHOUT.



## AT A GLANCE

- A superbly designed village home, finished to the very highest standards throughout
- Picturesque village setting with panoramic rural views over adjoining countryside
- The most elegant handcrafted kitchen opening to a glazed family room
- Four luxurious bedrooms and the most elegant bathrooms, including a fabulous principal suite
- Surrounded in glorious countryside, whilst within striking distance of M40 for Oxford & London





## SUMMARY

- Fabulous entrance hall extending to 21' in length with stone effect tiling and glazed opening to garden
- 34' open plan kitchen/dining/family room
- Bespoke handcrafted kitchen with top of the range Siemens appliances, Rangemaster cooker, beautifully crafted walnut island/dresser with marble tops
- Generous utility/boot room with hand made units
- 17' Sitting room with wood effect flooring
- Plant room/gymnasium
- Luxury principal bedroom suite with stunning glazed atrium overlooking the village windmill and countryside
- Luxury en-suite shower room and dressing area
- Guest bedroom suite with shower room
- Two further bedrooms served by stylish bathroom
- Ample parking to the front with garage/store and EV charging point
- Generous landscaped garden to the rear with an array of entertaining space and children's play area
- Adjoining open countryside with outstanding views
- Picturesque setting on the fringe of this beautiful Oxfordshire village, enjoying panoramic views
- Direct access to stunning rural walks
- Incredibly high standards throughout including Pooky and Jim Lawrence light fittings
- Large glazed aluminium windows and doors, including bespoke Crittal style panels
- Excellent communications with immediate access to the M40 and within a short drive of Thame & Haddenham mainline railway station (London Marylebone under 40 minutes)



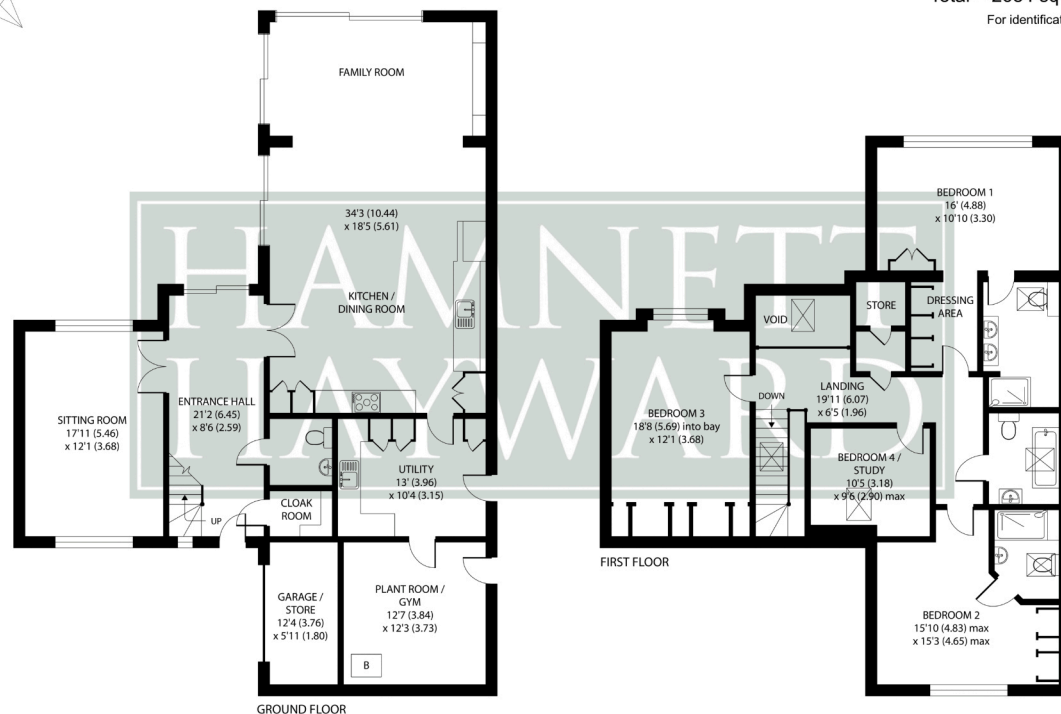
## The Firs, Rectory Road, Great Haseley, Oxford, OX44

Approximate Area = 2609 sq ft / 242.4 sq m (excludes void)

Garage / Storage = 75 sq ft / 6.9 sq m

Total = 2684 sq ft / 249.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamnett Hayward Ltd. REF: 1211006

## 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 drainage and electricity, solar PV panels and battery storage. Triple glazed aluminium windows, high insulation

**Heating:** Air source heat pump technology with underfloor heating to ground floor. Solar PV panels and battery storage

**EPC:** Currently B - 88, potentially B - 88

**Local Authority:** South Oxfordshire District Council

**Postcode:** OX44 7JS

**Council Tax Band:** G



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