



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

35 Thame Road, Great Haseley, OX44 7JF



GREAT HASELEY

Great Haseley is an attractive and highly sought-after South Oxfordshire village, surrounded by open countryside yet conveniently placed for Oxford and excellent transport links. Village amenities include a popular pub/restaurant, village hall and church, together with a recreation ground with tennis courts and a cricket pavilion.

Oxford lies approximately 11 miles away, while the nearby market town of Thame offers a Waitrose supermarket, independent shops, cafés, restaurants and leisure facilities. Haddenham & Thame Parkway, approximately 7.5 miles away, provides regular train services to London Marylebone, with the M40 easily accessible at Junction 7.

The area is well served for schooling, with primary schools in nearby Great Milton and Little Milton. There are also excellent countryside walks and a range of leisure facilities nearby.

Bedrooms 2 | Bathrooms 1 | Receptions 2 | EPC E



35 THAME ROAD

A charming two-bedroom stone cottage, offered to the market with no onward chain and situated in the highly sought-after village of Great Haseley. Full of character, the property offers well-proportioned accommodation arranged over two floors and is conveniently placed for access to Oxford, Thame and the M40 at Junction 7.

The front door opens into a welcoming sitting room, with exposed ceiling beams and an open fireplace with brick surround. A separate second reception room provides versatile additional living space and would work equally well as a dining room, home office or hobby room.

To the rear of the cottage is the kitchen, which provides direct access to the garden. The bathroom is also located on the ground floor and is fitted with a bath with shower over.

Upstairs, the first floor comprises two small double bedrooms, both in keeping with the cottage's character and proportions.

Outside, the property enjoys a good-sized patio, providing space for outdoor seating and entertaining, with steps leading up to a raised rear garden which is predominantly laid to lawn. On-street parking is available to the front of the property. The cottage also benefits from a right of access across the neighbouring garden.



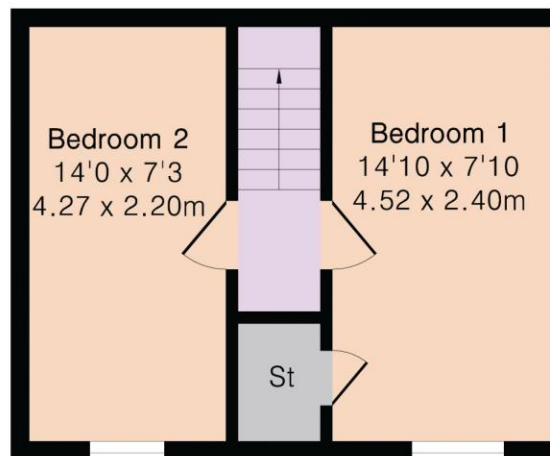
Approximate Gross Internal Area 732 sq ft - 68 sq m

Ground Floor Area 452 sq ft – 42 sq m

First Floor Area 280 sq ft – 26 sq m



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

SERVICES

Mains gas, mains water and mains drainage.

South Oxfordshire District Council

Council Tax Band C

VIEWINGS STRICTLY BY APPOINTMENT THROUGH ,ORGAN & 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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