



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Green End, Standhill Lane, Little Haseley, OX44 7LN

LITTLE HASELEY

Little Haseley is a charming and peaceful hamlet in South Oxfordshire. Known for its picturesque setting, it features attractive period houses and thatched cottages around a quintessential village green. Despite its rural feel, the hamlet is well connected, with the M40 (J7/8a) just 2 miles away and fast rail services to London Marylebone from Haddenham & Thame Parkway (about 8 miles). The surrounding countryside offers excellent walking and riding routes.

Nearby Great Haseley provides a fine dining restaurant, Le Secret Garden, while the renowned Le Manoir aux Quat' Saisons in Great Milton is also within easy reach. The area is particularly well served by an excellent selection of highly regarded independent and preparatory schools. For wider amenities, the historic city of Oxford and the thriving market town of Thame offer an extensive range of shopping, dining, cultural, and leisure facilities.

SITUATION

- Oxford c.10 miles
- Thame c.7 miles
- London c.51 miles
- M40 J7 c.2 miles

SCHOOLING

Along with the primary schools in the neighbouring villages of Great Milton and Little Milton, there is an excellent selection of independent schools in nearby Oxford and Abingdon (both c.8 miles distant).

- Magdalen College School
- Dragon School
- St Edward's School
- Oxford High School
- Headington Rye Oxford
- Abingdon School
- St Helen & St Katharine
- Cothill House School





GREEN END

A fabulous and immaculately presented detached 4 bedroom barn conversion, originally part of former farm buildings, offering approximately 2,998 sq ft of beautifully designed contemporary interiors, energy efficient accommodation and garaging.

Set within the idyllic hamlet of Little Haseley, Green End is tucked away along a quiet, tree-lined lane and approached via a shared gated driveway, with ample parking and integral double garage.

The heart of the home is an impressive open plan light and airy kitchen, dining and living space (approximately 35' x 25') with wood flooring, a central island and log burner. Bi-fold doors open onto a generous, private patio, creating a seamless indoor-outdoor flow ideal for entertaining. Additional ground floor accommodation includes a snug/TV room, a ground floor bedroom and bathroom, a further stunning reception room or 4th bedroom overlooking the garden, as well as a separate utility room leading through to the double garage. The ground floor benefits from underfloor heating throughout.

Upstairs, the property offers a superb principal suite with dressing room and en suite bathroom, alongside a generous 2nd bedroom with en suite shower room.

The wrap-around garden is predominantly laid to lawn with mature planting, offering privacy. The surrounding countryside provides a network of footpaths and bridleways, enhancing the peaceful setting.

Despite its rural feel, the property is exceptionally well connected, with Junction 7 of the M40 just minutes away, Oxford reachable in around 30 minutes, and fast rail services to London Marylebone from nearby Haddenham & Thame Parkway.

The house boasts impressive eco-credentials, including solar PV (with feed-in tariff), solar hot water, a log burner and an off-peak electric boiler supporting underfloor heating and hot water. Full-fibre broadband with Cat5 cabling to every room is also installed.



Green End is a rare opportunity to acquire a contemporary, energy-efficient countryside home offering wonderfully generous and well-proportioned living space. Tucked away in a peaceful and traditional corner of Oxfordshire, it provides the perfect balance of modern design and rural charm.



Green End, Standhill Lane, Little Haseley, Oxford

Approximate Gross Internal Area

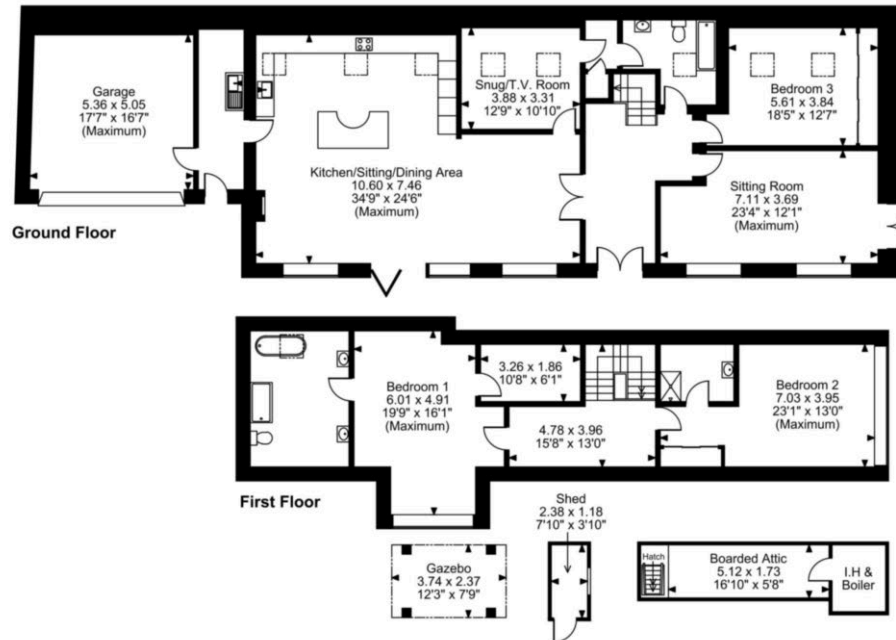
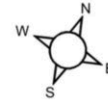
Main House = 2711 Sq Ft/252 Sq M

Garage = 287 Sq Ft/27 Sq M

Shed = 30 Sq Ft/3 Sq M

Boarded Attic = 157 Sq Ft/15 Sq M

Total = 3185 Sq Ft/296 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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SERVICES

Mains water and electricity. Private drainage. Solar pv system (4 kw rated). Solar hot water system. Underfloor heating to the ground floor. Wood burning stove heating electronically controlled with hot water storage tanks supplemented by off peak electricity boiler and immersion heaters.

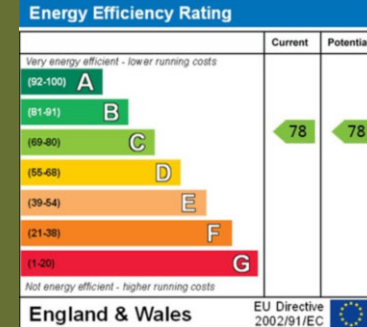
LOCAL AUTHORITY

South Oxfordshire District Council

TAX

Council tax band G

VIEWINGS STRICTLY BY APPOINTMENT WITH MORGAN & ASSOCIATES



Morgan & Associates

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