



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Foxgloves, Latchford Lane, Great Haseley, OX44 7LA



GREAT HASELEY

Great Haseley is an attractive and highly sought-after village with a thriving community. Amenities include a well-regarded pub/restaurant, village hall, church and tennis courts and cricket pavilion at the recreation ground.

Foxgloves is ideally positioned for village life while offering excellent access to nearby towns and transport links. Oxford is approximately 11 miles away, with extensive shopping and leisure facilities, while Thame provides a Waitrose, independent shops, restaurants and a sports centre. Haddenham & Thame Parkway (about 7.5 miles) offers fast trains to London Marylebone, and the M40 is easily accessible.

The area is well served by excellent schooling, including highly regarded independent schools in Oxford and Abingdon, with primary schools in nearby Little Milton and Great Milton. Leisure facilities include The Oxfordshire and Waterstock golf clubs.

Bedrooms 5 | Bathrooms 2 | Receptions 2 | EPC C



FOXGLOVES

Foxgloves is a delightful and much-improved family home, thoughtfully extended to provide versatile and well-balanced accommodation, situated along a quiet no-through country lane in this highly desirable village.

The ground floor is centred around a striking double-height entrance hall, creating an immediate sense of space and light, and leading through to an impressive open plan dual-aspect kitchen and living area with oak flooring and attractive views over the gardens. The kitchen includes granite worktops, generous storage and a separate utility room with convenient side access.

Additional ground floor accommodation includes a second reception room, ideal as a snug or playroom, with French doors opening onto the garden. There are also two generous double bedrooms to the front of the property, a well-appointed family bathroom with both bath and separate shower and a further bedroom or study, offering excellent flexibility for modern family living.

Upstairs, a galleried landing overlooks the entrance hall and leads to two further bedrooms and a shower room, all enjoying far-reaching countryside views. These rooms are particularly well suited as children's bedrooms.

The property is approached via a gravelled driveway providing ample parking, together with a large single garage and gated side access. Mature hedging offers privacy, while the south-facing rear garden is predominantly laid to lawn and backs onto open countryside. A generous paved terrace creates an ideal space for outdoor entertaining.



**Approximate Gross Internal Area 1705 sq ft - 159 sq m
(Excluding Garage)**

Ground Floor Area 1384 sq ft – 129 sq m

First Floor Area 321 sq ft – 30 sq m

Garage Area 198 sq ft – 18 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(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.

Council tax band E

South Oxfordshire District Council

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.

Morgan & Associates
The Old Garage, The Green, Great Milton, OX44 7NP

Tel: 01844 279990 | Email: property@morganandassociates.co.uk

www.morganandassociates.co.uk



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