



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

Fox Cottage, 36 Thame Road, Great Haseley, OX44 7JF



## 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.

Fox Cottage 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 4 | Bathrooms 2 | Receptions 2 | EPC C**



## FOX COTTAGE

A charming four-bedroom period cottage, dating in part to the 17th century, offering characterful accommodation with private garden and driveway parking, situated in the highly sought-after village of Great Haseley.

The property combines period charm with practical modern living. At its heart a light and airy bespoke kitchen/breakfast room with kitchen island, flagstone flooring, roof lantern and bifold doors, opening directly onto a private terrace-perfect for indoor-outdoor living and entertaining. The kitchen is complemented by a separate utility room, guest cloakroom and study, providing excellent day-to-day functionality.

The ground floor also offers two inviting reception rooms, including a cosy sitting room with brick fireplace and wood-burning stove, as well as a dining room, both rich in character and warmth.

Upstairs, the property provides four bedrooms, including a principal bedroom with en suite bathroom, alongside a family shower room. The layout is ideal for family living and guests.

Externally, there is a paved terrace leading to a landscaped garden, with a stone retaining wall and steps rising to a lawned area enclosed by attractive stone walls and mature hedging. Off-street parking is available to the side of the cottage.

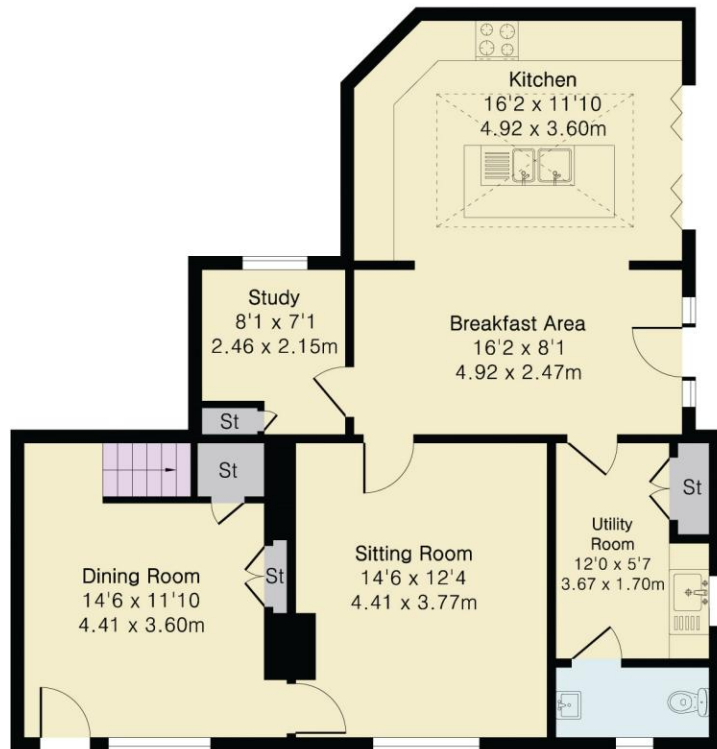
Enjoying a peaceful village setting, the property benefits from direct access to countryside walks, while remaining conveniently located for Junction 7 of the M40, providing excellent links to London and the Midlands.



# Approximate Gross Internal Area 1548 sq ft - 144 sq m

Ground Floor Area 881 sq ft – 82 sq m

First Floor Area 667 sq ft – 62 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	81
(81-91)	B	
(69-80)	C	72
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		

## SERVICES

Mains gas, mains water and mains drainage.

South Oxfordshire District Council

Council Tax Band C

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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