



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

19 Little Haseley, Oxford, OX44 7LH

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





19 LITTLE HASELEY

Offered to the market with no onward chain, this charming semi-detached period home occupies a delightful position within the highly sought-after hamlet of Little Haseley, a peaceful and quintessential Oxfordshire setting surrounded by beautiful countryside.

Dating from the 1930s, this property is constructed of attractive stone with brick quoins beneath a tiled roof, the property enjoys generous wrap-around gardens and offers exciting potential for future extension, subject to the necessary planning consents.

The accommodation is both bright and versatile. An entrance hall with exposed stonework provides access to a ground floor shower room and cloakroom before leading through to the kitchen/breakfast room. Fitted with an attractive range of Shaker-style units, the kitchen enjoys lovely views over the gardens and incorporates a breakfast area.

The dual-aspect sitting room is a particularly welcoming reception room, filled with natural light and centred around a wood-burning stove. The adjoining second reception room, featuring an open fireplace together with a range of built-in cupboards and bookshelves, is currently arranged as a ground floor bedroom but offers excellent flexibility and could equally serve as a formal dining room, family room, home office or playroom. To the first floor are three generous and light-filled bedrooms together with a well-appointed family bathroom.

Outside, one of the property's most appealing features is its mature wrap-around garden, extending to the front, side and rear of the house. Beautifully planted with established trees and mature hedging, the gardens offer an excellent degree of privacy together with plenty of space for keen gardeners and families alike. A terrace provides an ideal setting for outdoor entertaining, while a charming brick-built garden room/studio offers a versatile additional space, ideal as a home office, studio or hobby room.

The property also benefits from a single garage and driveway parking.



Combining a highly desirable village setting, characterful accommodation, generous gardens and excellent scope to further enhance and enlarge, this delightful home presents a rare opportunity to acquire a property in one of South Oxfordshire's most sought-after hamlets.

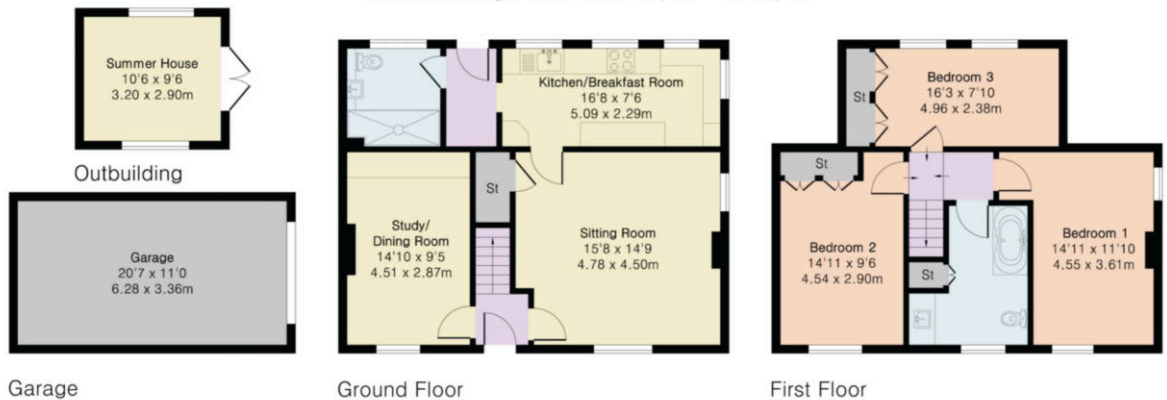
KEY FEATURES

- Offered to the market with no onward chain
- Charming semi-detached stone-built home
- Peaceful setting in the sought-after hamlet of Little Haseley
- Excellent potential to extend, subject to the necessary planning consents
- Three light-filled bedrooms
- Versatile accommodation with two reception rooms, including a dual-aspect sitting room with wood-burning stove
- Kitchen/breakfast room fitted with attractive Shaker-style cabinetry
- Ground floor shower room together with a well-appointed first floor family bathroom
- Beautiful mature wrap-around gardens with terrace
- Brick-built garden room/studio
- Single garage with driveway parking
- Excellent access to Oxford, the M40 and Haddenham & Thame Parkway



**Approximate Gross Internal Area 1200 sq ft - 111 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 649 sq ft – 60 sq m
 First Floor Area 551 sq ft – 51 sq m
 Garage Area 227 sq ft – 21 sq m
 Outbuilding Area 100 sq ft – 9 sq m



SERVICES

Oil fired central heating, mains water and mains drainage.

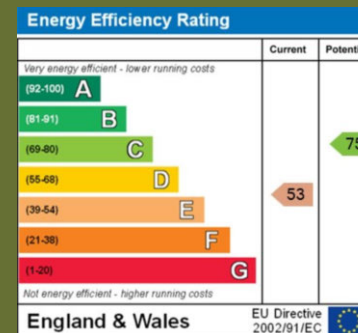
LOCAL AUTHORITY

South Oxfordshire District Council

TAX

Council Tax Band F

VIEWINGS STRICTLY BY APPOINTMENT WITH MORGAN & ASSOCIATES



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