



Linnet Cottage Haseley Road, Little Milton - OX44 7QF

Offers Over £800,000

 **TIM RUSS**
& Company



Linnet Cottage Haseley Road

Little Milton, Oxford

- CHARMING DETACHED PERIOD PROPERTY - GRADE II LISTED
- DATING BACK TO THE 17TH CENTURY, IT'S BELIEVED TO HAVE ORIGINALLY BEEN TWO COTTAGES
- TWO RECEPTION SPACES & KITCHEN/BREAKFAST ROOM WITH AGA
- OFFERING A PLETHORA OF CHARACTER FEATURES WITH EXPOSED BEAMS
- STUNNING GARDEN AFFORDING EXCELLENT PRIVACY - A GREAT SPACE TO HOST A GARDEN PARTY
- BACKING ONTO ALLOTMENTS AND NEARBY ATTRACTIVE NATURE RESERVE - IDEAL FOR DOG WALKERS
- PRIVATE & SECLUDED LOCATION - PERFECT SPOT FOR FAMILIES WITH THE EXCELLENT RECREATION GROUND NEARBY
- DRIVEWAY & SINGLE GARAGE
- UTILITY SPACE & BOOT ROOM



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Linnet Cottage is a charming Grade II listed detached period home in a private setting, with beautiful front and rear gardens backing onto allotments and close to a nature reserve, ideal for dog walking.

Believed to date back to the 17th century, the cottage is built from local stone beneath a thatched roof and retains much of its original character, including exposed beams, a log-burning stove, and original period features. A two-storey extension has been added in recent years.

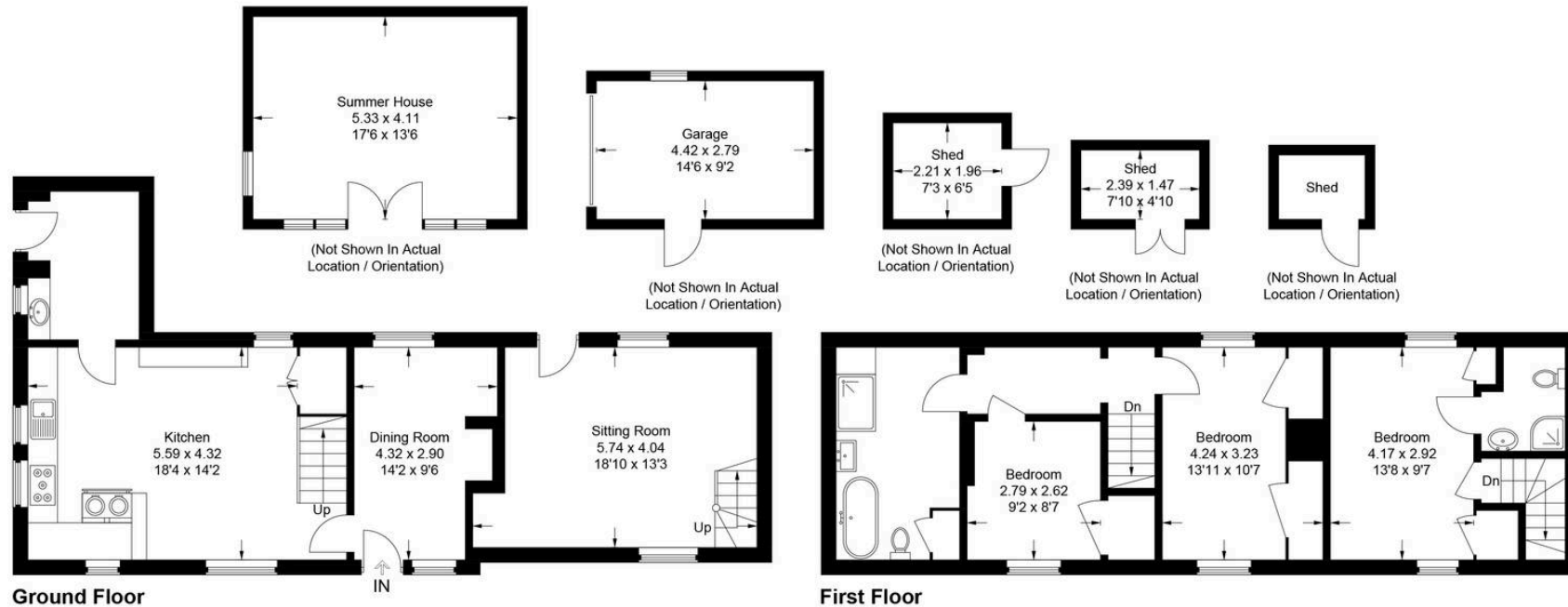
The accommodation includes a formal dining room, dual-aspect sitting room with French doors to the garden, kitchen/breakfast room with Aga and Belfast sink, utility area, boot room, three bedrooms, and two bathrooms.

Outside, there is a driveway leading to a single garage, while the private rear garden enjoys countryside views, a paved terrace for outdoor dining, and a log cabin.

Council Tax band: G

Tenure: Freehold





Linnet Cottage, Haseley Road

Approximate Gross Internal Area
 Ground Floor = 69.4 sq m / 747 sq ft
 First Floor = 63.4 sq m / 682 sq ft
 Outbuildings = 44.2 sq m / 476 sq ft
 Total = 177 sq m / 1,905 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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