



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

Spencers Cottage, Little Haseley, OX44 7LL



## 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.

**Bedrooms 2 | Bathrooms 1 | Receptions 2**



## SPENCERS COTTAGE

Dating back to the early 18th century, Spencers Cottage is a picture-perfect Grade II Listed detached thatched cottage occupying a delightful position within the quintessential Oxfordshire hamlet of Little Haseley. Rich in character and period charm, the property is surrounded by generous, beautifully maintained gardens which wrap around the house, creating a wonderfully private and tranquil setting.

The accommodation offers a wealth of original features throughout, including exposed timbers, vaulted ceilings and two impressive inglenook fireplaces. The welcoming kitchen/breakfast room centres around a magnificent original inglenook fireplace complete with bread oven, while the adjoining dual-aspect dining room, with wood flooring, features a further substantial inglenook fireplace with traditional seating. A separate sitting room provides additional reception space, making the cottage both practical and versatile.

The Shaker-style kitchen with quarry tiled flooring is complemented by a useful walk-in pantry, while a separate utility room provides additional storage and laundry facilities. A generous ground floor bathroom serves the property and benefits from a large airing cupboard.

Upstairs, there are two delightful double bedrooms, both enjoying vaulted ceilings that enhance the sense of character and space.

Outside, the stunning gardens are a particular feature of the property, having been lovingly maintained and offering mature planting, lawns and wildflower areas. The grounds also contain a traditional well, no longer in use, which further adds to the property's historic appeal. The property is approached via a gravel driveway providing off-street parking and access to a garage.



**Approximate Gross Internal Area 1376 sq ft - 128 sq m  
(Excluding Garage)**

Ground Floor Area 925 sq ft – 86 sq m

First Floor Area 451 sq ft – 42 sq m

Garage Area 117 sq ft – 11 sq m



**SERVICES**

Oil fired central heating, mains water and mains drainage  
South Oxfordshire District Council – Tax Band E

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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