



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Thatcher Cottage, 40 Thame Road, Great Haseley, OX44 7JX



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.

Thatcher 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.

Bedrooms 4 | Bathrooms 2 | Receptions 2 | EPC D



THATCHER COTTAGE

A beautifully presented double fronted four bedroom period cottage, offering well-balanced accommodation over two floors.

The property is entered via a central entrance hallway, with two front reception rooms positioned to either side. They are versatile reception spaces currently arranged as a sitting room and a dining room/snug. The dual-aspect dining room/snug, located to the left of the hallway, features an attractive brick-built fireplace with a wood-burning stove. The sitting room has been more recently converted and provides a second reception space, featuring tiled flooring, wood panelling and underfloor heating.

To the rear of the property, the home opens into a recently fitted kitchen complete with a butler sink, central breakfast island and generous storage. This space is complemented by a practical adjoining utility room, a guest cloakroom, and a garden room overlooking the rear garden.

Upstairs, the first floor comprises a principal bedroom with en-suite shower room, alongside three further well-proportioned bedrooms. There is also a large modern family bathroom with a separate bath and shower.

Externally, the property enjoys a charming and established rear garden, predominantly laid to lawn and bordered by mature planting beds. A collection of outbuildings includes a timber shed with power and internet connection, an original brick-built privy, and a substantial store. The store benefits from planning permission to be converted into a home office (Ref: P22/S1178/DIS) and the planning also includes permission to convert the loft into a large bedroom with dormer windows and a walk-in wardrobe.



**Approximate Gross Internal Area 1473 sq ft - 137 sq m
(Excluding Outbuilding)**

Ground Floor Area 772 sq ft – 72 sq m
 First Floor Area 701 sq ft – 65 sq m
 Outbuilding Area 291 sq ft – 27 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(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.

South Oxfordshire District Council

Council Tax Band E

EPC D

**VIEWINGS STRICTLY BY
APPOINTMENT THROUGH
MORGAN & ASSOCIATES**

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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