



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

57 Latchford Lane, Great Haseley, OX44 7LE



GREAT HASELEY

Great Haseley is an attractive and highly sought-after South Oxfordshire village with a strong sense of community. Village amenities include a fine dining restaurant, church, village hall and recreation ground with cricket pavilion and tennis courts.

The village enjoys an excellent rural setting whilst remaining particularly well placed for access to Oxford and the surrounding market towns. Oxford lies approximately 11 miles away, while nearby Thame provides a Waitrose, independent shops, cafés, restaurants and a sports centre.

For commuters, Haddenham & Thame Parkway (approximately 7.5 miles) provides a regular mainline service to London Marylebone, while Junctions 7 and 8 of the M40 are within easy reach. The area is well served for schooling, with primary schools in neighbouring Great Milton and Little Milton and an excellent selection of highly regarded independent schools in Oxford and Abingdon.

Bedrooms 4 | Bathrooms 2 | Receptions 3 | EPC D



57 LATCHFORD LANE

57 Latchford Lane is a pretty Queen Anne period, part-thatched cottage dating back to c.1711, beautifully positioned along a quiet no-through country lane on the edge of the sought-after village of Great Haseley. The property enjoys a south-facing garden with idyllic views across adjoining open farmland. The cottage is not listed and offers a surprising amount of well-proportioned and versatile accommodation, with original period features.

The ground floor provides a choice of reception spaces, including the inviting sitting room with exposed central beam and an impressive open fireplace with original bread oven. A conservatory extension provides additional living space, with French doors opening directly onto the mature rear garden and making the most of the lovely rural outlook.

To the front of the cottage is a separate dining room, while an additional room provides an ideal home office or fourth bedroom and benefits from its own en suite shower room – a particularly useful and flexible space for guests or those requiring ground-floor accommodation. Adjoining the sitting room is the country-style kitchen, with tiled flooring and views over the garden.

Upstairs, there are two double bedrooms with fitted cupboards, together with a third smaller bedroom which could equally work well as a study and a family bathroom.

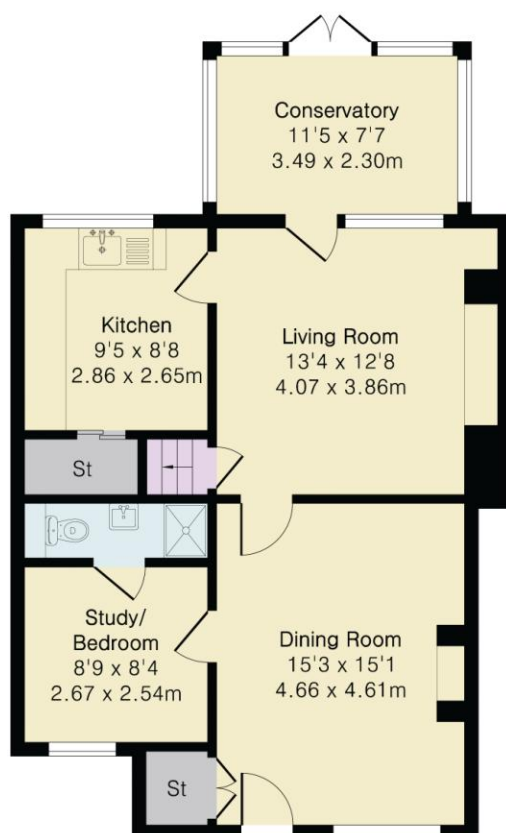
Outside, the attractive south-facing garden is mature and established, providing a wonderfully peaceful setting from which to enjoy the idyllic views across the adjoining open farmland. Off-street parking is provided to the front.



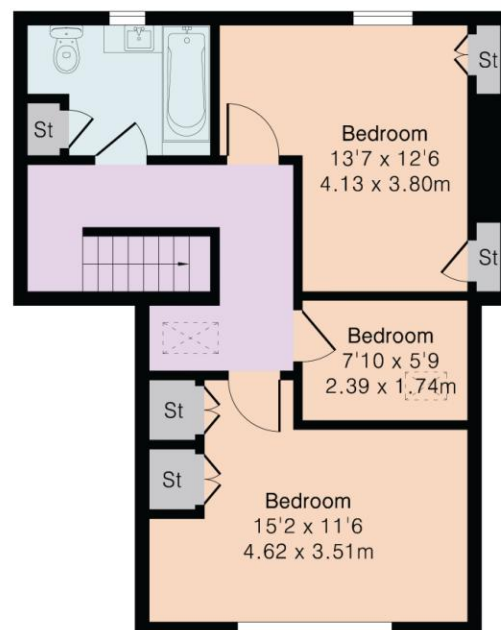
Approximate Gross Internal Area 1206 sq ft - 113 sq m

Ground Floor Area 684 sq ft – 64 sq m

First Floor Area 522 sq ft – 49 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	67	
(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

**VIEWINGS STRICTLY BY
APPOINTMENT THROUGH
MORGAN 7 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.

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