



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Oak Tree Cottage, Standhill Lane, Little Haseley, OX44 7LN

LITTLE HASELEY

Oak Tree Cottage is situated in the heart of this most idyllic rural hamlet setting with quintessential village green. Little Haseley is an exceptionally pretty South Oxfordshire hamlet comprising of many attractive period houses and thatched cottages. There are excellent communication links, including J7/8 M40 (2 miles away) providing easy access to London and the Midlands, and for the commuter, there is a main line station at Haddenham and Thame parkway providing a regular fast train service to London Marylebone station. There is a first-class range of independent and preparatory schools in the area. Comprehensive shopping facilities can be found in the nearby market town of Thame with its weekly market, or the city of Oxford has extensive shops, theatres, museums etc. In the neighbouring village of Great Haseley, there is a fabulous French restaurant, La Table d'Alix at The Plough, and for those special occasions the renowned restaurant, Le Manoir aux Quat'Saisons is situated in Great Milton. The Oxfordshire Golf Club and the Waterstock Golf Club are nearby.

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).

- The Dragon
- St Edwards
- Oxford High
- Summerfield's
- Headington Girls School
- Cothill
- Radley College
- Abingdon





OAK TREE COTTAGE

A stylish, modern home in a picturesque hamlet is a rare thing - but Oak Tree Cottage is just that. This five bed roomed house sits in a generous plot with off street parking, a double garage and lovely private gardens. The picturesque appeal of Little Haseley cannot be overstated - surrounded by fields, farms and beautiful rural views, this is a spot untouched by time and seemingly miles away from busy modern life. In fact, junction 7 of the m40 is just five minutes away, fast trains from Haddenham and Thame parkway are within easy reach and Oxford city centre itself can be reached in 30 minutes.

Oak Tree Cottage is tucked away down a quiet, tree lined lane in the heart of the idyllic hamlet of Little Haseley. Through the shared gated driveway and the property itself is attractive and faced (in common with many other houses in the area) with warm local stone and red brick detail. Deceptively spacious, this house offers extremely generous square footage and plenty of flexible living space for a family, all sitting in a lovely private plot of a third of an acre. Converted in 2015 to a very high standard, this is a house that offers impressive eco-credentials as well as sought after open plan space in a highly desirable rural location.

In through the front door and you are struck by the sleek, modern decor, clean lines and high standard of the recent renovation. Under floor heating runs throughout the whole of the ground floor, powered by either the off-peak electric boiler or wood burner which has a boiler that works alongside the solar powered hot water. The entire house is extremely well insulated and thermally efficient with double glazing.

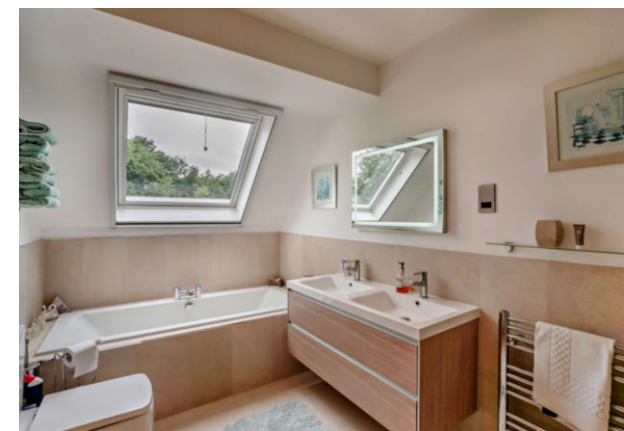
The ground floor has an array of rooms to choose from and so many flexible spaces to make your own. There is a snug, study AND sitting room (with double doors out onto the garden) as well as three of the five bedrooms - one with an ensuite shower room and one with a large ensuite bathroom. All fixtures and fittings are of a high standard with soft carpeting in the bedrooms and wooden floors in the kitchen and living room areas. The kitchen dining room is an incredible space - at nearly 30 feet in length with dove grey, high gloss, modern units and a platinum gray silestone quartz worktop which extends to the large breakfast bar.



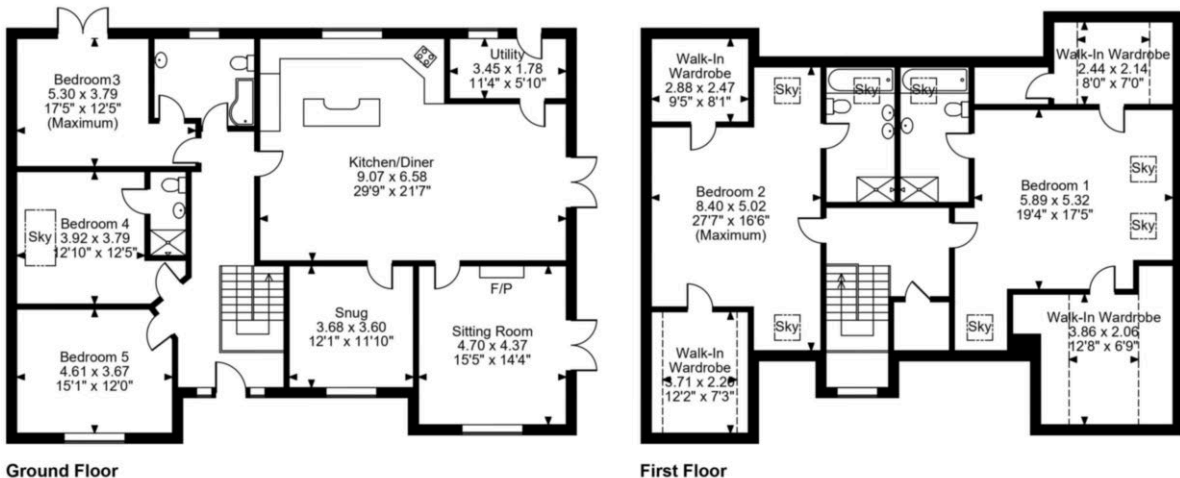
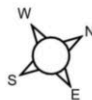
There is plenty of room for a large kitchen dining table and ample space for entertaining and the dual aspect electric woodburner brings warmth and creates a real feature in the room. Double bi-fold doors lead out onto a patio area which in turn leads to the attractive lawned garden, surrounded by mature hedges and trees.

Upstairs, the property offers two extraordinarily generous double bedroom suites - each with two walk in wardrobes and their own huge bathrooms with walk-in showers. These spaces are extremely luxurious in size and beautifully designed - from the seats under the velux window to the high-quality oak doors and lighting design. This type of space is a rarely found feature in countryside properties and one that makes this house stand out from the crowd.

Oak Tree Cottage is a rare opportunity to purchase a countryside home, with impressive eco-credentials and amazingly generous space. A modern hideaway in a traditional corner of Oxfordshire. Book your viewing today.



Oak Tree Cottage, Standhill Lane, Little Haseley
 Approximate Gross Internal Area
 Main House = 3302 Sq Ft/307 Sq M
 Garage = 306 Sq Ft/28 Sq M
 Total = 3608 Sq Ft/335 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐ Denotes restricted head height
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

SERVICES

Mains water and electricity. Private drainage. Solar pv system (4 kw rated). Solar hot water system. Underfloor heating to the ground floor. Wood burning stove heating electronically controlled with 300 litre hot water storage tanks supplemented by off peak electricity boiler and immersion heaters.

LOCAL AUTHORITY

South Oxfordshire District Council

TAX

Band G

VIEWINGS STRICTLY BY APPOINTMENT WITH MORGAN & ASSOCIATES

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