



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Manana, Latchford Lane, Great Haseley, Oxfordshire, OX44 7LA



SITUATION

Manana is tucked away down a quiet countryside lane, just a few minutes walk from the heart of the village, lined with its beautifully preserved historic homes. It's no exaggeration to say that Great Haseley is right at the top of many buyers' wish lists - and for good reason.

Lost in time but only a few minutes drive from the fast connections to London and Oxford via the M40, it's an absolute gem of a village. A busy local community is complemented by a sensational fine dining French restaurant (La Table d'Alix) and gorgeous countryside walks can be found in every direction.

Oxford is just a 20 minute drive away with its wealth of shops, restaurants and highly regarded independent schools. Neighbouring Great Milton has a popular local primary and is also home to the Michelin starred Le Manoir Aux Quat Saisons.

Bedrooms 4 | Bathrooms 1 | Receptions 1 | EPC E



DESCRIPTION

A wonderful opportunity to purchase a detached bungalow in an extremely desirable South Oxfordshire village in need of full renovation. This property offers someone the chance to start from scratch and make a little corner of Great Haseley their own.

Manana is a four bedroomed detached bungalow sitting on a quiet residential lane with ample living space and scope for someone to make their mark. The property was built in 1958 and currently features a generous 26ft sitting room with patio doors that open onto the south west facing garden and an adjoining kitchen/breakfast room also offering garden views.

In its current configuration there are four double bedrooms and a shower room. The space is however versatile and there is scope for reconfiguration and extension. There is also a generous rear garden, which is predominantly laid to lawn, single garage and the front of the property has its own driveway for off street parking.

Manana offers up flexible living space, a good sized plot AND the chance for someone to use their imagination and transform this property into a wonderful home.

SERVICES

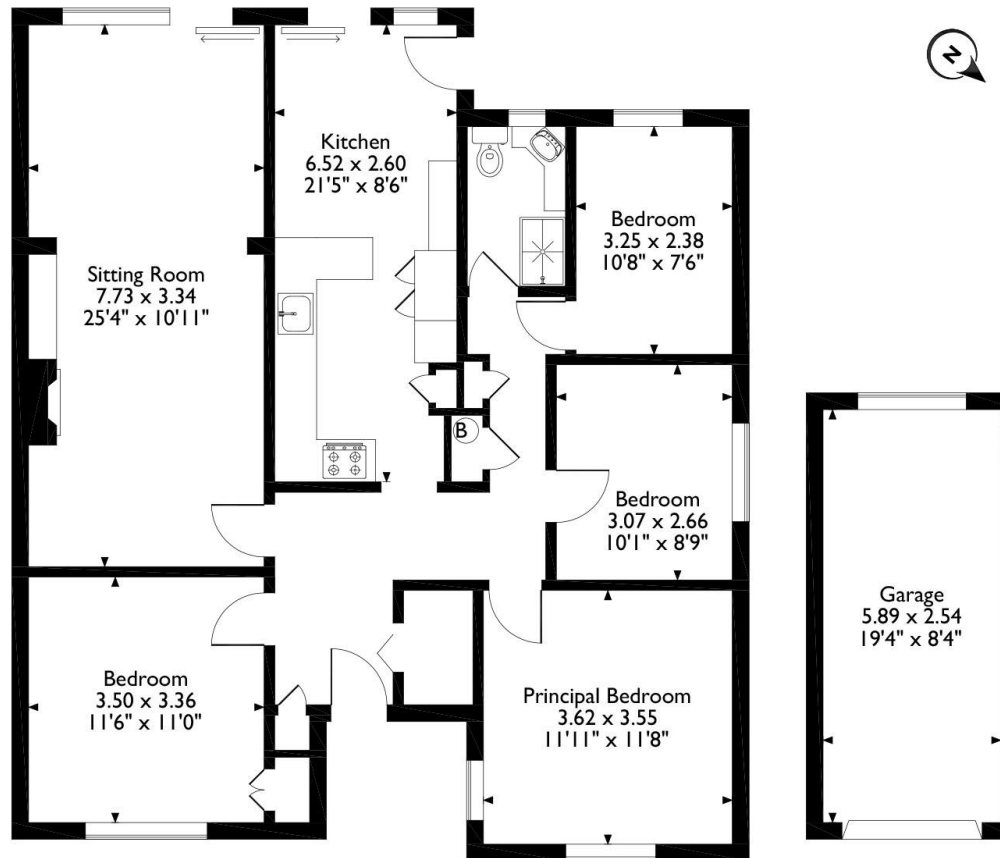
Oil fired heating and private drainage with the option to connect to mains drainage and mains gas.

South Oxfordshire District Council

Council Tax Band E



Manana, Latchford Lane Great Haseley, Oxford, Oxfordshire
 Approximate Gross Internal Area
 Main House = 105 Sq M/1130 Sq Ft
 Garage = 15 Sq M/161 Sq Ft
 Total = 120 Sq M/1291 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

