



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

6 The Barracks, Back Way, Great Haseley, OX44 7JR



GREAT HASELEY

6 The Barracks 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 2 | Bathrooms 1 | Receptions 2 | EPC D



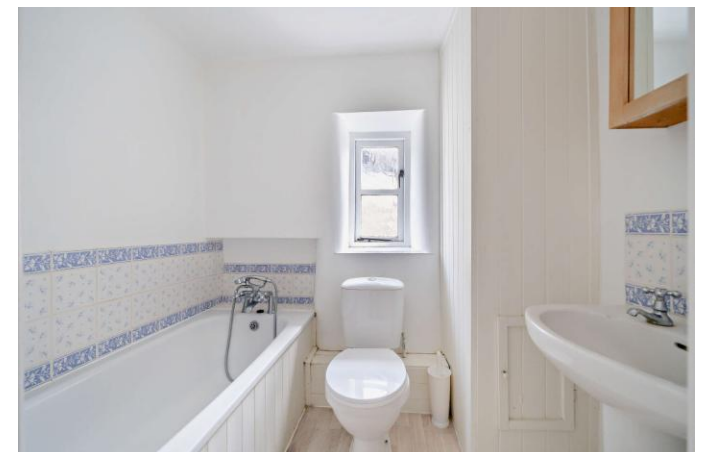
THE BARRACKS

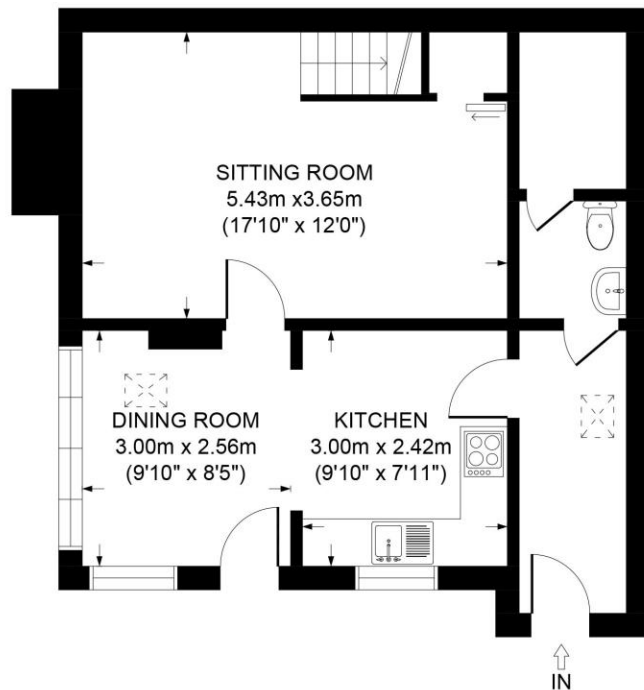
Offered with no onward chain is this attractive two bedroom period stone cottage, believed to date back to circa 1705, set in the heart of the highly sought after village of Great Haseley, with pretty front garden and driveway parking.

The accommodation includes an entrance hall with ground floor guest cloakroom, leading through to the shaker-style kitchen fitted with wooden work surfaces and Belfast sink. The kitchen overlooks the front garden and flows into a light and airy open-plan dining area, featuring a large Velux window, part-exposed stone walls, and direct access to the attractive cottage garden. To the rear of the cottage is the cosy sitting room, full of character with a wood burning stove, exposed beams, a window seat and staircase rising to the first floor.

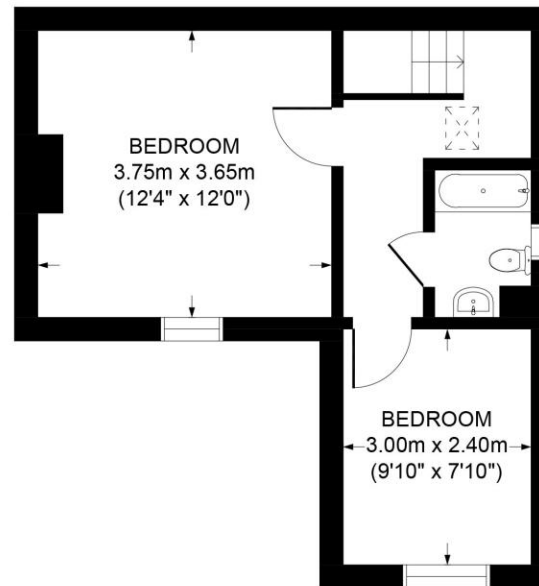
Upstairs, there are two bedrooms and a bathroom. The principal bedroom is generously sized, with vaulted ceiling and exposed A-frame timbers, while the second bedroom offers a peaceful outlook. The bathroom is finished with pretty tiles, tongue and groove panelling, a panelled bath, low-level wc and a pedestal wash-hand basin.

Of particular note is the cottage's delightful front garden, which is mainly laid to lawn with beautifully stocked borders and a sunny patio area. The property also benefits from off-street parking for one vehicle. 6 The Barracks is a fantastic opportunity to buy a pretty and perfectly formed cottage in an exceptionally desirable village setting.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 518 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 329 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 847 SQ FT / 79 SQ M

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(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 and mains drainage.

Council tax band: D
South Oxfordshire District Council

VIEWINGS STRICTLY BY APPOINTMENT THROUGH MORGAN & ASSOCIATES

Morgan & Associates

The Old Post Office, Haseley Road, Little Milton, Oxon OX44 7PP

Tel: 01844 279990 | Email: property@morganandassociates.co.uk

www.morganandassociates.co.uk



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