



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

1 Lewington Close, Great Haseley, OX44 7LS



Great Haseley

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. There is a village hall offering a variety of gatherings, church, tennis courts and cricket pavilion both located at the recreation ground. Oxford is just a 20minute drive away with its wealth of shops and restaurants. Neighbouring Great Milton has a popular local primary, offers a village shop/post office and is also home to the Michelin starred Le Manoir Aux Quat Saisons.

Bedrooms 3 | Bathrooms 1 | Receptions 1 | EPC C



1 Lewington Close

A three bedroom semi-detached home set on a peaceful no-through road in the desirable village of Great Haseley. The property is offered to the market with no onward chain. Inside, the property requires updating but offers good space and scope for modernisation.

Accommodation includes a spacious entrance porch, sitting room to the front of the property with large south facing window overlooking the front garden. Through into the rear of the property and you'll find a separate kitchen with room for a dining table and door access through to a covered passageway and the rear garden. There is also a ground floor guest cloakroom off the entrance hall.

Upstairs there are three bedrooms - two doubles and a single along with a generously sized family bathroom.

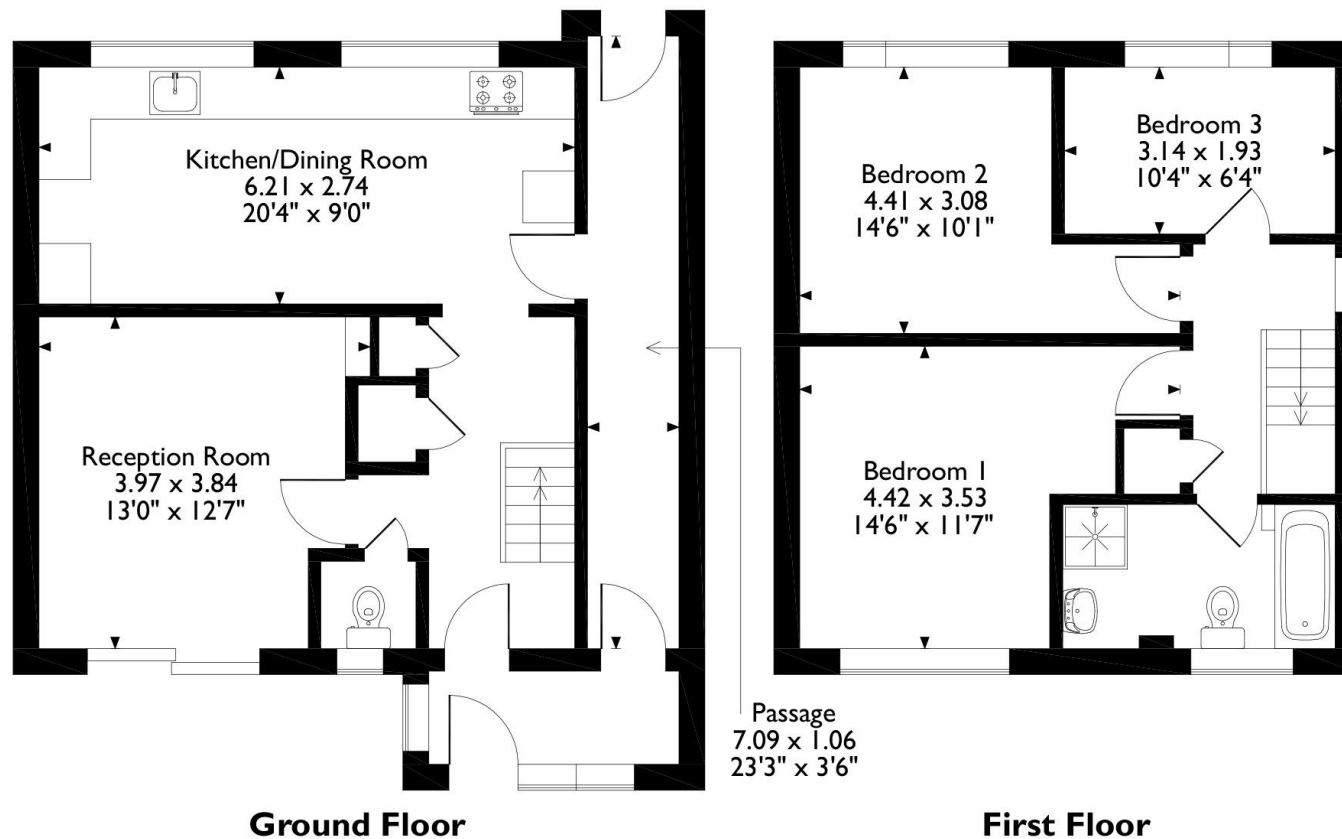
Outside, there is an enclosed rear garden with back gate access onto Back Way and to the village play area, which is a stone's throw away. There is also a large storage shed, which if removed would open up the outside space.

1 Lewington Close is a fantastic opportunity - a chance to buy an affordably priced house in an extremely sought after location and put your own stamp on a lovely village home.



I Lewington Close, Great Haseley, Oxford, Oxfordshire

Approximate Gross Internal Area 96 Sq M/1013 Sq Ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C	73	
(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 gas and mains drainage

LOCAL AUTHORITY
South Oxfordshire District Council

TAX
Tax band D

VIEWINGS STRICTLY BY APPOINTMENT WITH MORGAN & ASSOCIATES

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.

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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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