

CHURCH COTTAGE

CHURCH HILL, GREAT HASELEY, OXFORDSHIRE. OX44 7JZ



HAMNETT
HAYWARD

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OX44 7JZ

A three bedroom detached cottage constructed from natural stone elevations under a clay tiled roof befitting from off street parking, garage and mature gardens of about 0.3 acres

Church Cottage is simply the 'quintessential' character period cottage in need of some updating located in the 'quintessential' English village setting. Located in a conservation area adjacent to the picturesque Grade I thirteenth century St Peter's Church and The Manor House, this really is a once in a lifetime opportunity to acquire a double fronted 18th century detached cottage set in mature gardens in excess of a quarter acre.

Approached via an unadopted lane with exclusive access to the Church and Manor House, Church Cottage is set in an elevated position with views towards the Manor gardens and has the benefit of a private drive which in turn leads to a detached garage. Stone steps to the front of the cottage lead to the front door which opens onto a good sized reception hall providing access to an open plan living/dining room featuring a stone inglenook fireplace with bread oven and full height window overlooking the rear garden. The kitchen has been fitted with a white timber range of floor and wall units with integrated appliances and steps descend to a cellar with stock brick floor. The cellar has restricted head height of about 5' and houses a modern gas fired Baxi boiler. A small single storey extension to the rear provides a useful ground floor cloakroom.

On the first floor Church Cottage includes three good sized bedrooms with the master measuring 15'2 x 14'2. All bedrooms are served by a bathroom fitted with white sanitary ware and includes a thermostatic shower above the bath.

The rear the garden is of particular note. Laid predominantly to lawn this south/easterly facing outstanding plot includes mature trees and shrubs with views toward the church and churchyard. The church grounds adjoin the cottage grounds to two sides. Directly behind the house is a patio for alfresco dining which in turn provides pedestrian access to a detached garage with light and power.

"AN EXTREMELY RARE OPPORTUNITY TO ACQUIRE A BEAUTIFUL GRADE II LISTED DOUBLED FRONTED NATURAL STONE COTTAGE WITH STUNNING GARDENS SITUATED IN AN IDYLIC SETTING ADJACENT TO ST PETERS CHURCH AND THE MANOR HOUSE"



AT A GLANCE

- Beautiful Grade II listed period cottage in need of some updating situated in enviable secluded location adjacent to the church and manor house
- Stunning mature gardens of about 0.3 acres adjoining the churchyard
- Off street parking and detached double garage with scope to convert into ancillary accommodation
- Sought after village location



SUMMARY

- Reception hall
- Living room with inglenook fireplace
- Dining area
- Kitchen
- Cellar
- Three bedrooms
- bathroom
- Off street parking
- Detached double garage
- Mature gardens of about 0.3 acres
- Outstanding setting adjacent to St Peters Church and the Manor House
- On need of some updating
- Conservation area
- Picturesque setting within this most sought after village
- Excellent communications with immediate access to the M40 and within a short drive of Thame & Haddenham mainline railway station (London Marylebone under 40 minutes)

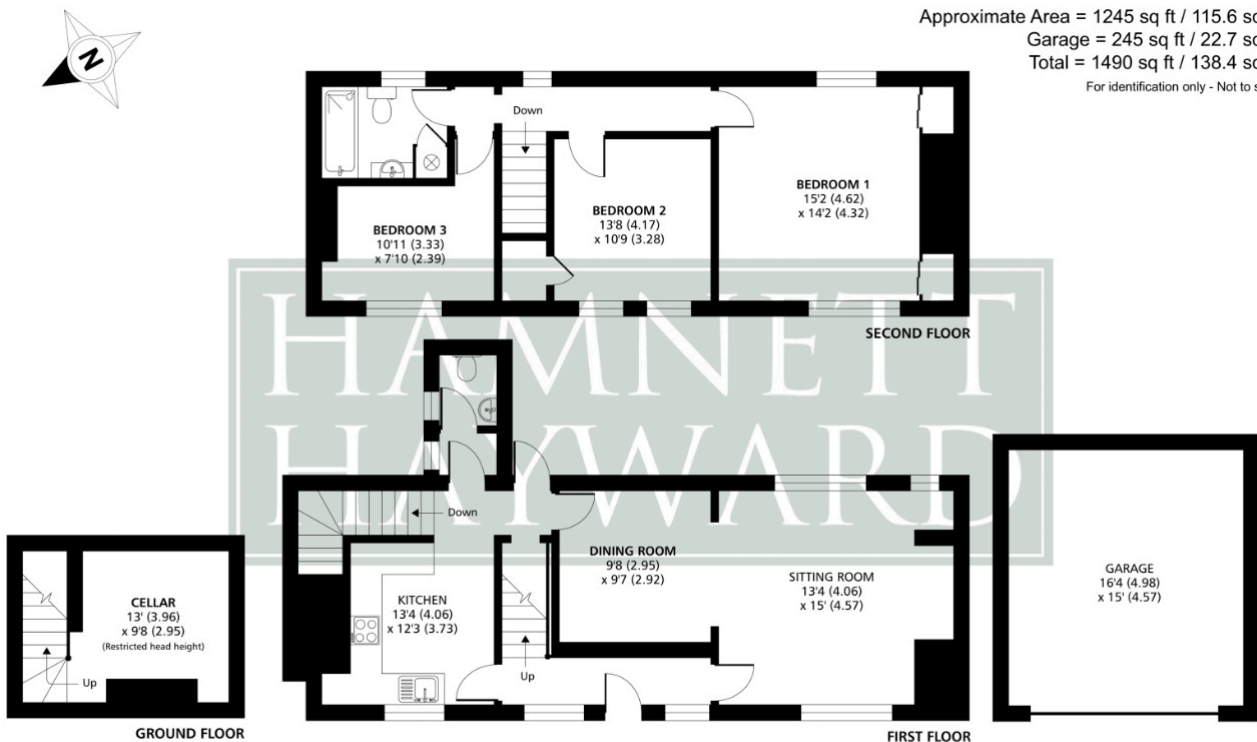
Church Hill, Great Haseley, Oxford, OX44

Approximate Area = 1245 sq ft / 115.6 sq m

Garage = 245 sq ft / 22.7 sq m

Total = 1490 sq ft / 138.4 sq m

For identification only - Not to scale



LOCATION

Great Haseley is a quintessential English village set in attractive Oxfordshire countryside between Oxford and Henley. With many fine stone houses, old thatched cottages and an original stone windmill, the village has a thriving community with amenities including the Church of St Peter, highly regarded restaurant, village hall, tennis club and cricket club. The neighbouring village of Great Milton has a village shop, post office and the famous hotel and restaurant Le Manoir aux Quat'Saisons, with more extensive amenities found in the market town of Thame and historic city of Oxford. Local schools include primary at Little and Great Milton with secondary at Lord Williams School, Thame. The property is also within reach of numerous highly regarded independent preparatory and senior schools in Oxford, High Wycombe and Abingdon. Great Haseley is well located for the M40 (about 2 miles) and Haddenham & Thame Parkway provides intercity rail to London Marylebone from about 41 minutes

ADDITIONAL INFORMATION

Services: Mains gas, drainage and electricity,

Heating: House: Gas fired central heating to radiators.

Listing: Grade II - Listing NGR: SP6439801658

Local Authority: South Oxfordshire District Council

Postcode: OX44 7JZ

Council Tax Band: G

GUIDE PRICE £875,000



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hamnett Hayward Ltd. REF: 1031641



HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnetthayward.co.uk