



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

30 Rectory Road, Great Haseley, OX44 7JQ



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 2 | Bathrooms 1 | Receptions 2



30 RECTORY ROAD

30 Rectory Road is a pretty grade II listed detached stone built property dating back to the mid 18th Century. It offers a fantastic opportunity to purchase a home to 'make your own' in the heart of this highly desirable village.

Inside, the property requires updating but offers great space and scope for modernisation. On the ground floor the cottage features well proportioned accommodation, which includes an entrance hall, sitting room with open fireplace, dining room and a separate kitchen. There is also a ground floor guest cloakroom and useful back door access leading onto one of the two paved terraces at the property, which are located at either side of the house.

Upstairs, there are two good sized double bedrooms both overlooking Rectory Road and a family bathroom

Offered with no onward chain, the cottage offers the chance for new owners to put their stamp on a lovely village home.

SERVICES

Gas central heating, mains water and mains drainage.

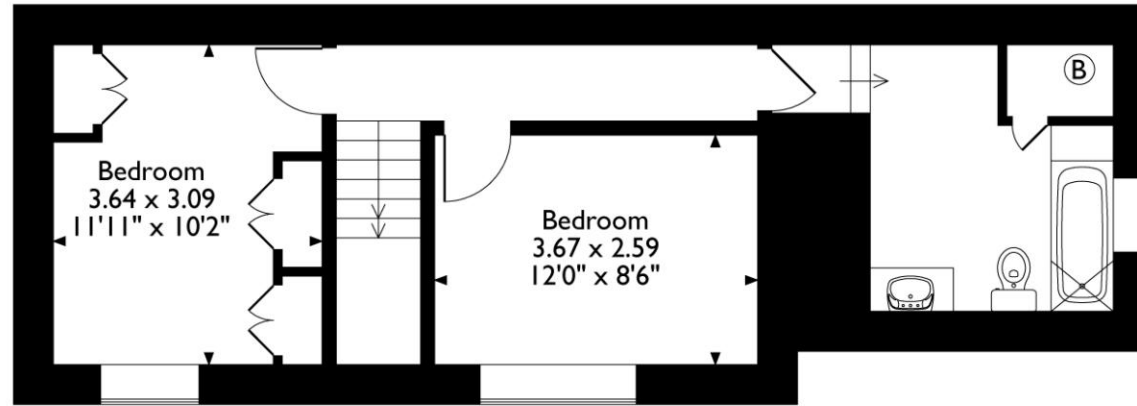
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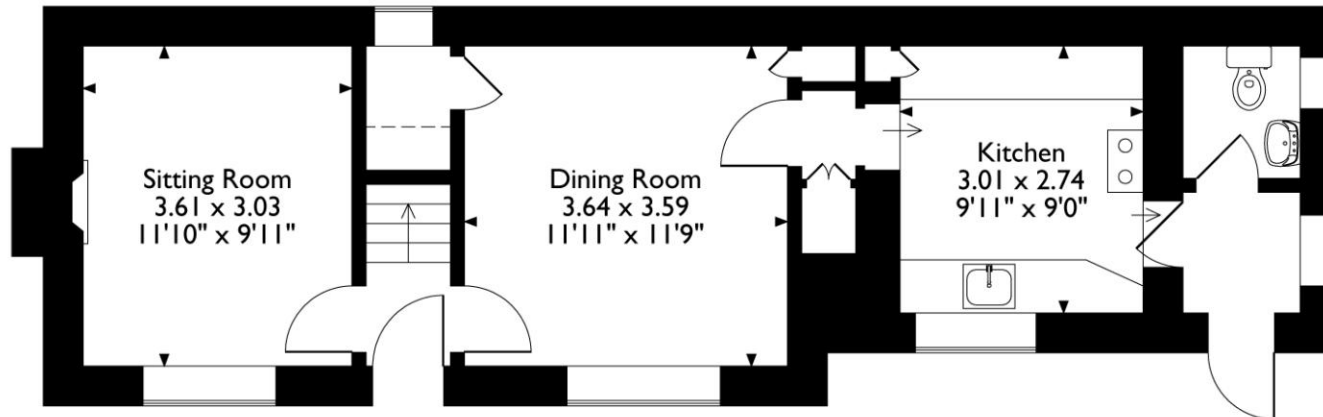
**VIEWINGS STRICTLY BY APPOINTMENT
THROUGH MORGAN & ASSOCIATES**



30 Rectory Road, Great Haseley, Oxford, Oxfordshire
Approximate Gross Internal Area
87 Sq M/936 Sq Ft



First Floor



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.

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.

Morgan & Associates

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