



**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 built circa 1705 with pretty front garden.

The accommodation includes an entrance hall with ground floor guest cloakroom, leading through to the shaker-style kitchen with wooden work surfaces and Belfast sink. The kitchen overlooks the front garden along with the light and airy open-plan dining room, with large velux window, part-exposed stone walling, and door access out into the attractive gardens. To the rear of the cottage is the cosy sitting room with wood burning stove, exposed beams, window seat and staircase leading to the first floor.

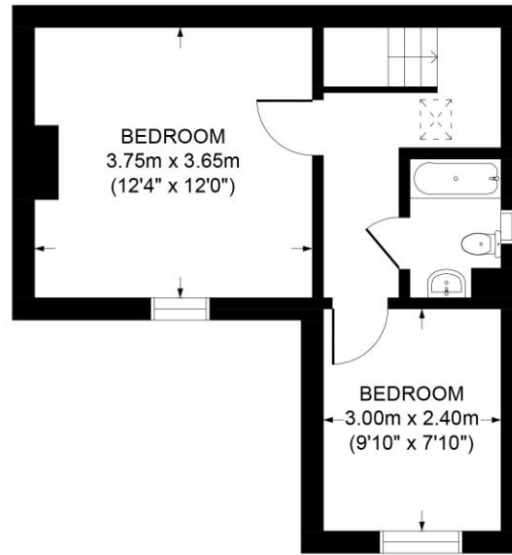
Upstairs there are two bedrooms and a bathroom. The main bedroom is a very good size with vaulted ceiling and exposed A-frame. There is also a small family bathroom with tongue and groove panelled bath, low-level wc and a pedestal wash-hand basin.

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. There is also driveway parking for one car. 6 The Barracks is a fantastic opportunity to buy a pretty and perfectly formed cottage in an extremely sought after location. There is also the opportunity to purchase by separate negotiation a detached neighbouring garden with single garage, which could, subject to planning, be converted into a home office/studio. This would also include ownership of the vehicular access off Back Way.





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) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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**

