



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

15 Horse Close, Great Haseley, OX44 7JJ





## GREAT HASELEY

15 Horse Close is tucked away down a peaceful, no through road 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 sits at the very top of many buyers' wish lists - and for good reason.

Seemingly lost in time yet only a short drive from fast connections to London and Oxford via the M40, it is an absolute gem of a village. A lively local community is complemented by a fine dining restaurant 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. Nearby Great Milton has a well-regarded local primary school, a popular village pub and is also home to the Michelin starred Le Manoir Aux Quat Saisons.

**Bedrooms 3 | Bathrooms 1 | Receptions 1 | EPC D**





## 15 HORSE CLOSE

A well-presented three-bedroom semi-detached home set on a peaceful no-through road in the desirable South Oxfordshire village of Great Haseley.

The property is offered to the market with no onward chain and features a light and airy dual-aspect sitting room with electric fireplace and views over the garden. There is a recently fitted contemporary kitchen with herringbone flooring and space for a dining table, a side porch, a hallway with a guest cloakroom, and a separate utility room with door access to the garden – ideal for removing muddy boots after countryside walks.

Upstairs, there are two double bedrooms, both enjoying lovely views across open fields, a third single bedroom overlooking the rear of the property, and a family bathroom.

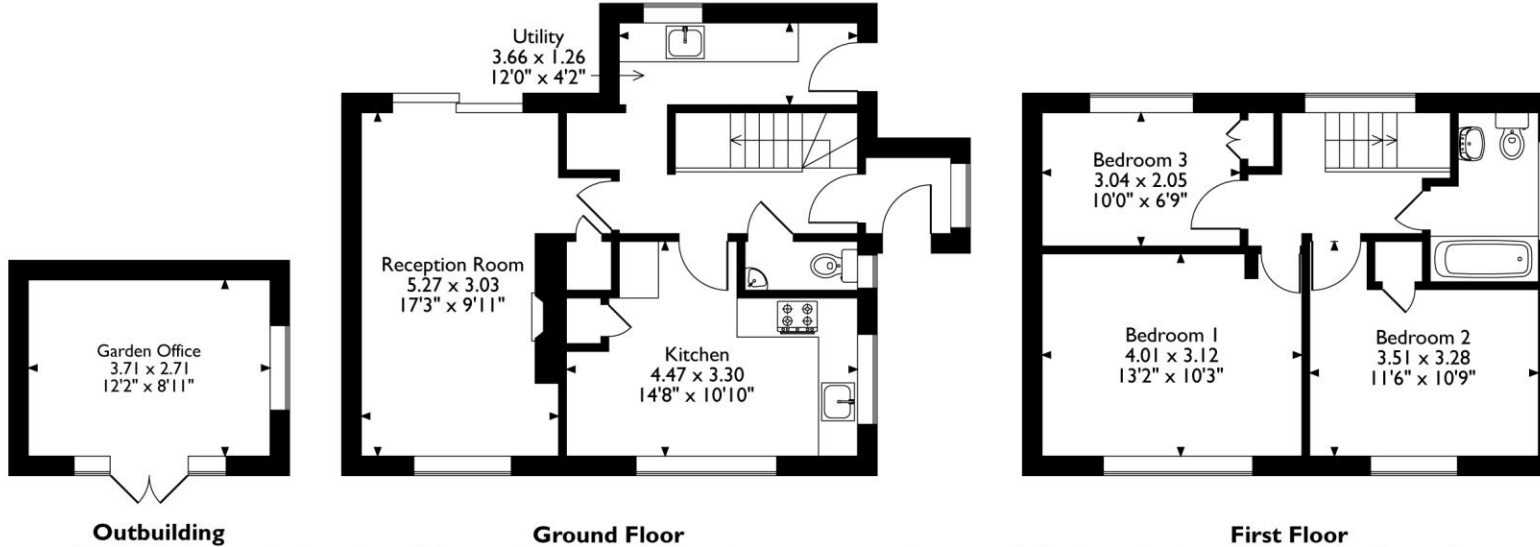
Externally, there is a delightful garden mainly laid to lawn, with a generous paved terrace, kitchen garden and a pathway leading to a versatile timber garden room/gym/home office and bike store. 15 Horse Close also benefits from driveway parking for several cars.

This is a wonderful opportunity to purchase a home in this hugely popular village, surrounded by countryside walks and superb cycling routes and within easy reach of Oxford, Thame and Culham Campus.





15, Horse Close, Great Haseley, Oxford, Oxfordshire  
 Approximate Gross Internal Area  
 Main House = 87 Sq M/937 Sq Ft  
 Outbuilding = 10 Sq M/108 Sq Ft  
 Total = 97 Sq M/1045 Sq Ft



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## SERVICES

Mains gas, mains water and mains drainage.

South Oxfordshire District Council

Council Tax Band C

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

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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