

Oak Tree Cottage, Little Haseley



Contemporary home set in a large plot within the hamlet of Little Haseley which is within an hour of London by road.

Summary of accommodation

Ground Floor - Entrance hall | Sitting room | Study or fifth bedroom
Kitchen, dining and family room | Snug | Utility room | Two bedrooms
Two bathrooms

First Floor - Two bedrooms | Two bathrooms

Garden and Grounds - Single garage

In all approximately 0.33 acres

Distances

Thame 6 miles (Haddenham Railway Line to London Marylebone from 40 minutes), Oxford 11 miles, Abingdon 12 miles, Henley-on-Thames 17.5 miles, Central London 45 miles (Distances and times approximate).





Oak Tree Cottage

A deceptively large five-bedroom home set in a plot of about one third of an acre. Located in a quiet Oxfordshire hamlet surrounded by beautiful countryside, and yet within an hour of London by road thanks to nearby access onto the M40. Birmingham and Oxford city are also easily accessible.

The accommodation is set across two floors, with a superb open plan living, dining and kitchen with integrated appliances and Silestone worktops. There is also a utility room next to the kitchen with a door outside. Two additional reception rooms, including a TV room and sitting room make up the living space. There are 5 large bedrooms and 4 bathrooms, with two master bedroom suites with double walk-in wardrobes and each with a full bathroom

The house is approached through a gated driveway leading around to the back of the house where there is parking for several cars and a double garage. There is an enclosed patio to the back of the property and a large patio area outside of both the family room and lounge which is accessed by bi-fold sliding doors. The wrap around





garden which is laid mostly to lawn has borders filled with mature shrubs making this a very private space.

Oak Tree Cottage was converted in 2015 to a very high specification by the current owner's. It was designed to blend into the quiet surroundings of the exclusive hamlet. Although traditional in appearance. It has exceptional eco credentials along with high quality modern finishes.

The house has a high energy rating of B and is zero carbon. There is Solar PV, which also benefits from the feed in tariff scheme. There is also solar hot water with a dual aspect electronically controlled log boiler/burner, an off-peak electric boiler supplying underfloor heating and hot water. The property has full fibre broadband installed with cat5 to every room.

Situation

Little Haseley, along with neighbouring Great Haseley, is one the most sought-after villages in South Oxfordshire. Most of the properties are built from local stone and date back to the 17th century, with parts of St Peter's Church dating back to 1100 AD. The villages have many features that include a pub and cricket pitch with outstanding views across to the Chilterns. Just over two miles away is the famous restaurant Le Manoir aux Quat' Saisons. Other landmarks include the Great Haseley windmill.

Schooling is excellent with access to many local state and private schools, including The Dragon, Headington School, St Edwards School, Abingdon School, Chandlings Manor, St Helens and St Katherine, Cothill, The Manor and Radley College.

Chiltern Railways runs from Haddenham and Thame Parkway to London with most trains from 40 minutes.

The M40 is within easy access.

Property information

Services: Mains electricity, wood and electric powered heating, PV and solar panels.

Local authority: South Oxfordshire District Council

Viewings

Strictly by appointment through Knight Frank 01865 790077.

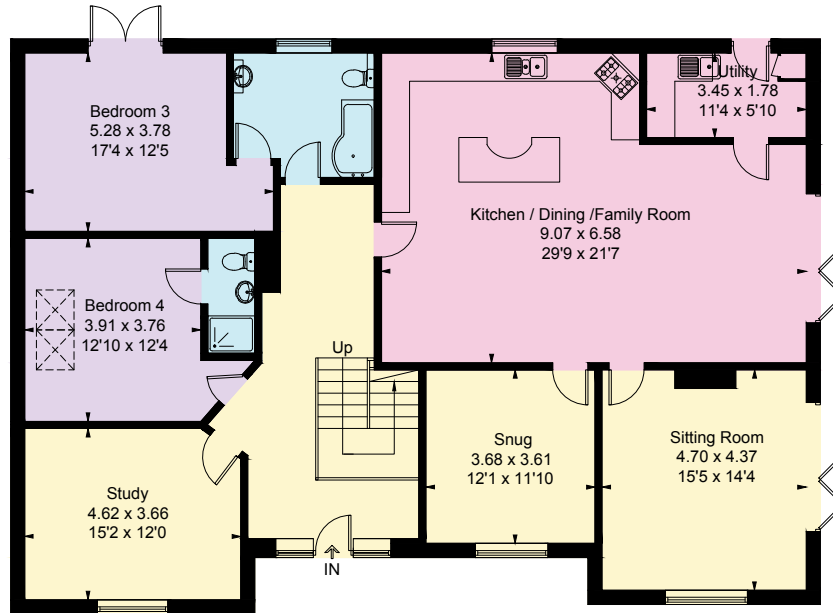
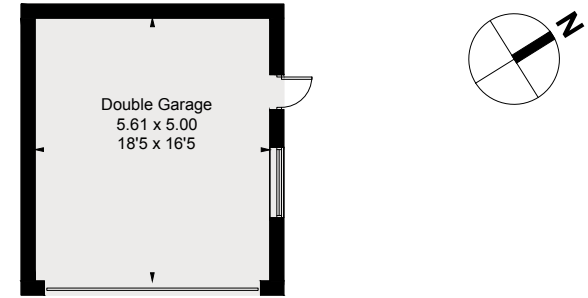
Approximate gross internal floor area

Main House: 330.5 sq m / 3,557 sq ft

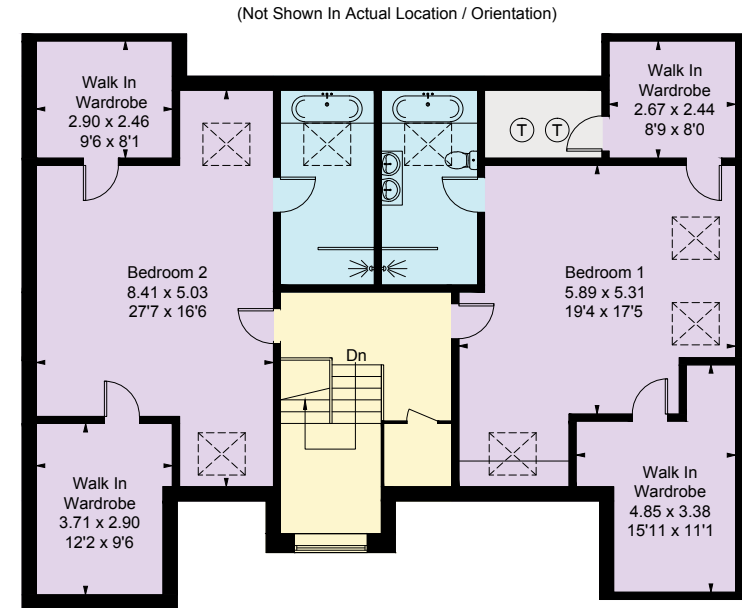
Garage: 28.0 sq m / 301 sq ft

Total: 358.5 sq m / 3,858 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor

Knight Frank Oxford
274 Banbury Road,
Oxford
OX2 7DY
knightfrank.co.uk

I would be delighted to tell you more

Samuel Lamb
01865 264856
samuel.lamb@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated May 2022. Photographs and videos dated May 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.