

# Walnut Cottage

Great Haseley, Oxfordshire





## A charming, recently renovated stone cottage in the popular village of Great Haseley.

M40 (Junction 8) 1.5 mile, M40 (Junction 7) 2.5 miles, Thame 6.3 miles, Oxford 10 miles  
Haddenham Parkway mainline station (trains to London Marylebone in 35 minutes) 8.2 miles, London 51 miles  
(All distances and times are approximate).



### Summary of accommodation

#### The Property

Ground floor: Drawing Room | Kitchen/dining room | Sitting room | Utility | Cloakroom

First floor: Principal bedroom with en suite | Three further bedrooms | Family bathroom

#### Outside

Patio | Lawn

## Situation

Times and distances are approximate.

Great Haseley is one of 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 village has many features, including a pub and cricket pitch with outstanding views across the Chilterns. Less than a mile away is the famous restaurant Le Manoir aux Quat'Saisons. Other landmarks include the Great Haseley Windmill.



Communications are excellent with road links to London and Oxford via the M40 and A40, junctions 8 and 7, being only 1 and 2 miles away with the rail service from Haddenham Parkway to London taking approximately 37 minutes.



## The Property

Located in a quiet no-through lane in the popular village of Great Haseley, this beautiful stone cottage has been recently renovated to create a wonderful home.

The layout has been carefully reimagined to maximize space, while preserving its character and charm. With stunning field views to the front, the home enjoys a peaceful setting.

This home features a newly created kitchen/dining room with bespoke fittings. The kitchen was moved from its original location to provide a larger, lighter, contemporary space for dining. Adjacent is a utility room, the former kitchen before the renovation, offering added convenience. The inviting reception room features a stove set within a wooden surround and a door to the rear garden, while the sitting room is anchored by a large log burner, creating a warm and welcoming atmosphere.

Upstairs, the charm continues with pitched ceilings and exposed beams. There are four generous bedrooms, including a master with an en suite and an additional well-appointed family bathroom.

Two new windows have been added to create dual-aspect living accommodation, increasing natural light. The recently installed gas central heating helps enhance energy efficiency. Outside, a quaint, private rear garden offers a secluded retreat, perfect for relaxing or entertaining. There is also off street parking for two cars and a single garage. This cottage combines rural tranquillity with modern living, making it an idyllic countryside escape.





## FLOOR PLAN

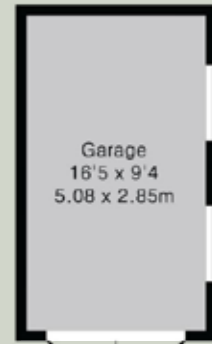
Approximate Gross Internal Floor Area

Ground Floor: 65 sq m / 696 sq ft

First Floor: 65 sq m / 696 sq ft

Garage Area: 14 sq m / 154 sq ft

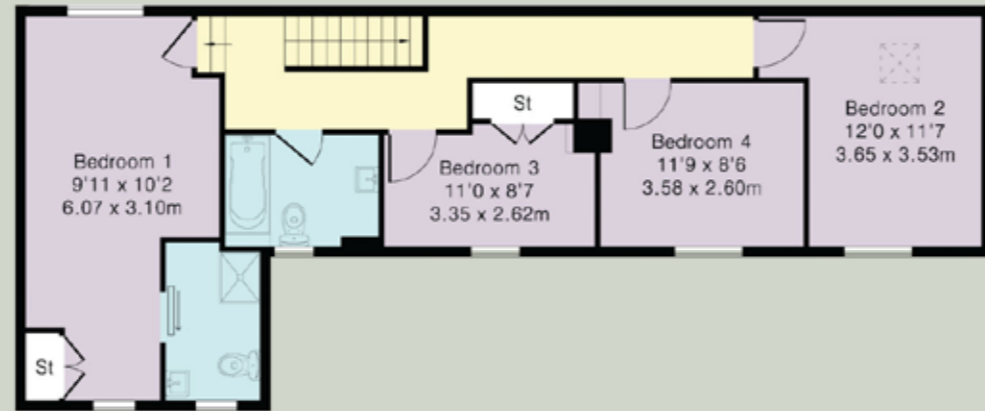
Total Area: 144 sq m / 1,546 sq ft



Garage



Ground Floor



First Floor



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.

## PROPERTY INFORMATION

### Property Information

**Tenure:**  
Freehold.

**Postcode:**  
OX44 7JR

**What3Words:**  
///hills.record.states

**Services:**  
Gas central heating, mains water, mains electrics and mains drainage.

**Services:**  
South Oxfordshire District Council.

**Council Tax:**  
Band F

**Viewings:**  
All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.





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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.

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Particulars dated: September 2024. Photographs dated: September 2024. Capture Property 01225 667287.

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