THATCH END COTTAGE

63 Latchford Lane, Great Haseley, Oxfordshire, OX44 7LE

savills

Well presented, period cottage at the edge of the village on a no-through lane

Hallway ♦ sitting room ♦ kitchen / garden room
♦ dining room ♦ W.C. ♦ 3 bedrooms
♦ family bathroom ♦ enclosed walled gardens to rear
♦ garden store ♦ driveway parking ♦ no onward chain

Situation

Great Haseley is situated in South Oxfordshire between Oxford and Henley, about 4.5 miles south west of Thame.

With many fine stone houses, old thatched cottages and an original stone windmill, the sought-after village has a thriving community which owns the village public house (The Plough) as well a village hall, cricket club and church of St Peter.

Primary schools are found in the nearby villages of Great Milton and Little Milton and a good number of schools in Wheatley, Thame and Oxford. Great Milton has a village shop and post office and the famous hotel and restaurant Le Manoir aux Quat'Saisons.

Comprehensive amenities and shopping facilities are found in the market town of Thame and the historic city of Oxford has extensive shops, theatres and museums.

Great Haseley is well located for the M40 (about 2 miles) providing good road access to London and the Midlands and rail travel is equally easily available with mainline station at Haddenham & Thame Parkway.

Directions

From the M40 (J7) take the A329 south signposted to Stadhampton and then the first left into Great Haseley. Proceed through the village, passing the walled manor house on the left and turn left into Latchford Lane (no through lane), proceed as if leaving the village and Thatch End Cottage is the last cottage on the right.

Description

- Located in the most enviable position at the at the edge of the village adjoining open countryside, Thatch End Cottage is believed to date to the 1700s.
- Not listed, Thatch End Cottage is the last of a terrace of what is thought to have been farm cottages, and is allegedly the longest thatch in the country.
- Well maintained by the current owners, the property was rethatched 6 years ago. Other improvements include an extension to the rear opening up the sitting room and a garden room to the rear of the kitchen.
- Retaining a wealth of period features the property tastefully combines character with modern comforts.
- The sitting room with inglenook and open fire place over looks the garden and the dining room has fitted cupboards and shelves. Kitchen with exposed timbers has integrated appliances and leads to the oak frame garden room with underfloor heating.
- On the first floor the main bedroom has fitted cupboards and views overlooking the countryside to the rear. There are two further bedrooms, one with fitted desk and units is currently used as study/TV den. The bathroom has underfloor heating, a roll top bath and separate shower.
- Outside there is gravel parking to the front and side of the cottage and a useful hedged area conceals bins.
- A pedestrian gate leads to the enclosed rear Cotswold stone walled gardens which, divided into areas, are part terrace, part lawns. Well stocked, plants include old roses, lavender and honeysuckle and there is an ornamental pond.
- There is a log store and timber garden store.
- Thatch End Cottage is a quintessential cottage in the country, in a village with a pub, commutable to London, ideal for professionals, upsizers, downsizers and weekenders alike.

Additional Information

Tenure: Freehold

Services: Mains water, gas, electricity and drainage.

Local Authority: South Oxfordshire District Council

Date of Information: Photographs taken and brochure prepared May 2019

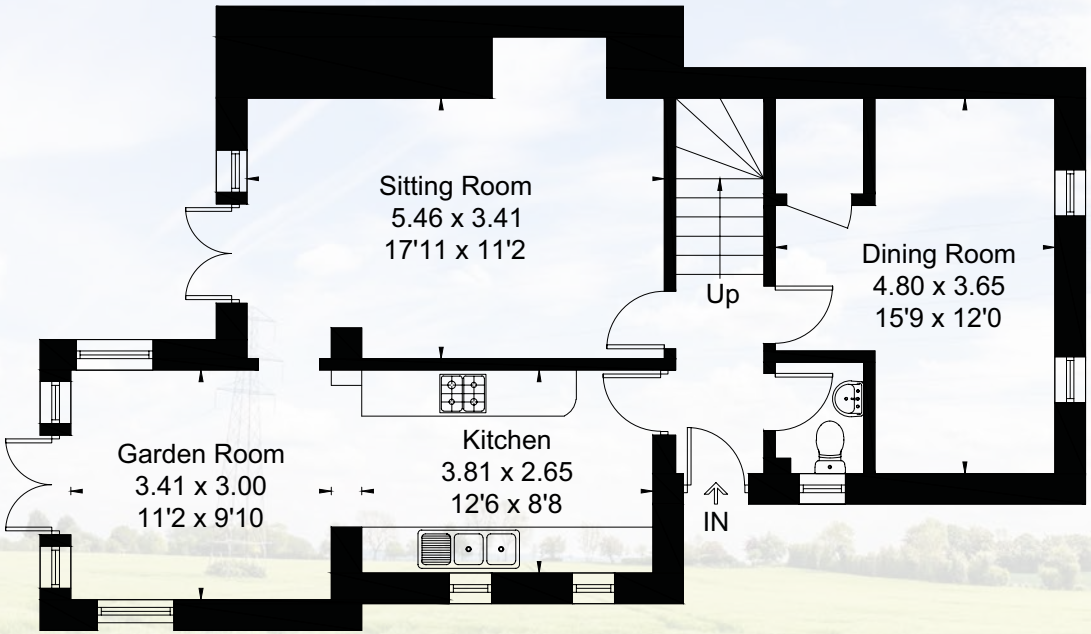
Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.

FLOORPLANS

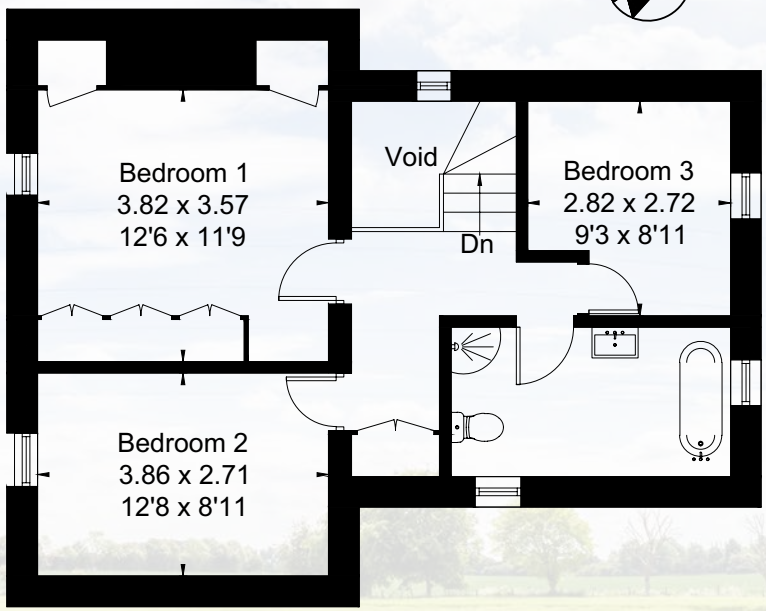
Approximate Area = 117.1 sq m / 1261 sq ft (Excluding Void)
Including Limited Use Area (0.1 sq m / 1 sq ft)

= Reduced head height below 1.5m



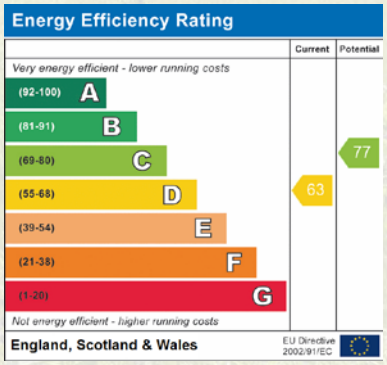
Ground Floor

Area = 67.6 sq m / 728 sq ft
(Limited Use Area = 0.1 sq m / 1 sq ft)



First Floor

Area = 49.5 sq m / 533 sq ft



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