



# WHISTLERS

GREAT HASELEY, OXFORDSHIRE









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## GREAT HASELEY, OXFORDSHIRE, OX44 7JP

*Thame 6 miles, Haddenham & Thame Mainline Station 7 miles  
(London Marylebone from 41 minutes)  
M40 (J7) 2 miles, Oxford 13 miles, London 48 miles  
(All distances and times approximate)*

### STUNNING HOME, BEAUTIFUL GARDENS

Entrance hall • drawing room • study/bedroom 5  
kitchen open plan to dining area • utility room  
sitting room with kitchen area

4 bedrooms • 4 bath/shower rooms

Stone barn • garden store  
south facing terraces  
walled gardens

IN ALL ABOUT 0.4 ACRES

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*Your attention is drawn to the Important Notice on the last page of the text.*

## DIRECTIONS

From London take the M40 and exit at J7. Proceed left onto the A329, and take the first turning left signposted Great Haseley. On arriving in the village bear right on Rectory Road as signed to Little Milton. Leave the pub to your left and the Rectory Road entrance to Whistlers Barn is found on the right behind solid timber gates just before Vine Cottage, a thatched property. (There are two entrances to Whistlers. One on Back Way, the other from Rectory Road).

From the north, please note that there is no exit at J7 M40 southbound. Exit at J8 taking the A40 in the direction of Thame and first right to Milton Common then turn right onto A329. Directions then as above.

## SITUATION

Whistlers is situated in the highly regarded Oxfordshire village of Great Haseley, an attractive and popular village in a conservation area with many fine stone houses, old thatched cottages and an original stone windmill. With a thriving community, amenities in the village include a public house (The Plough, village owned) a village hall, tennis club and cricket club. The church of St. Peter is believed to date from around 1200. There are primary schools 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 is within walking distance.









Great Haseley is well located for the M40 (about 2 miles) and Haddenham & Thame Parkway provides intercity rail to London Marylebone from about 41 minutes.

The Oxfordshire Golf Club and Waterstock Golf Club are nearby and there are comprehensive amenities and shopping facilities in the market town of Thame and the historic city of Oxford has extensive shops, theatres and museums.

## DESCRIPTION

Tucked away behind walled gardens, Whistlers has been sympathetically renovated and converted to create a most stylish home. With origins believed to date to the 1800s, the property successfully combines period features with contemporary design and high tech 'smart home' specification.

The layout, with open plan spaces in the main reception areas, enhances the feeling of light and space. Finished to a high specification with features including solid oak windows and doors, Italian stone flooring, Carrara marble, mood lighting, surround sound system, underfloor heating and 'Loxone' technology to many areas.

The kitchen area has marble work surfaces, a two door gas Aga with an Aga companion comprising two electric ovens and gas hob, Amana fridge freezer and a central island with black walnut top. The stunning drawing room with vaulted ceiling and exposed A frame beams has a York stone fireplace and floor to ceiling windows and doors overlooking and opening to the south facing terrace and gardens. Beyond the drawing room is a study which also opens out to the terrace and could alternatively be used as a further bedroom depending on needs.

A beautifully crafted oak staircase appears to float as it rises. The principal bedroom with oak floors is split level and overlooks the garden. The integral feature beams creatively divide the room from the dressing area and bathroom beyond.















The guest bedroom, also with oak floors has fitted cupboards and en suite bathroom. On the ground floor there is also a cloakroom with shower and a utility/laundry room.

From the hall, wide steps lead down to the west wing offering fabulous versatile accommodation. A sitting room with wood burner has a small kitchen area and could alternatively be used as a dining/party room. With two further bedrooms and bathroom beyond the west wing has a separate entrance so offers scope to be used as an annexe for visiting friend and relatives or as self-contained accommodation if desired.

Outside, Whistlers is entered through solid timber electric gates to a gravel parking area.

An archway opens to the west 'rose garden' with topiaried box and yew and a 60 year old standard lilac wisteria. In the main garden, steps from the terrace lead past lavender beds to the lawns and well stocked, established herbaceous borders. A wrought iron gate leads to the 'woodland garden' which has a path to a substantial timber garden store and gravel gated off road parking accessed from Rectory Lane entrance.



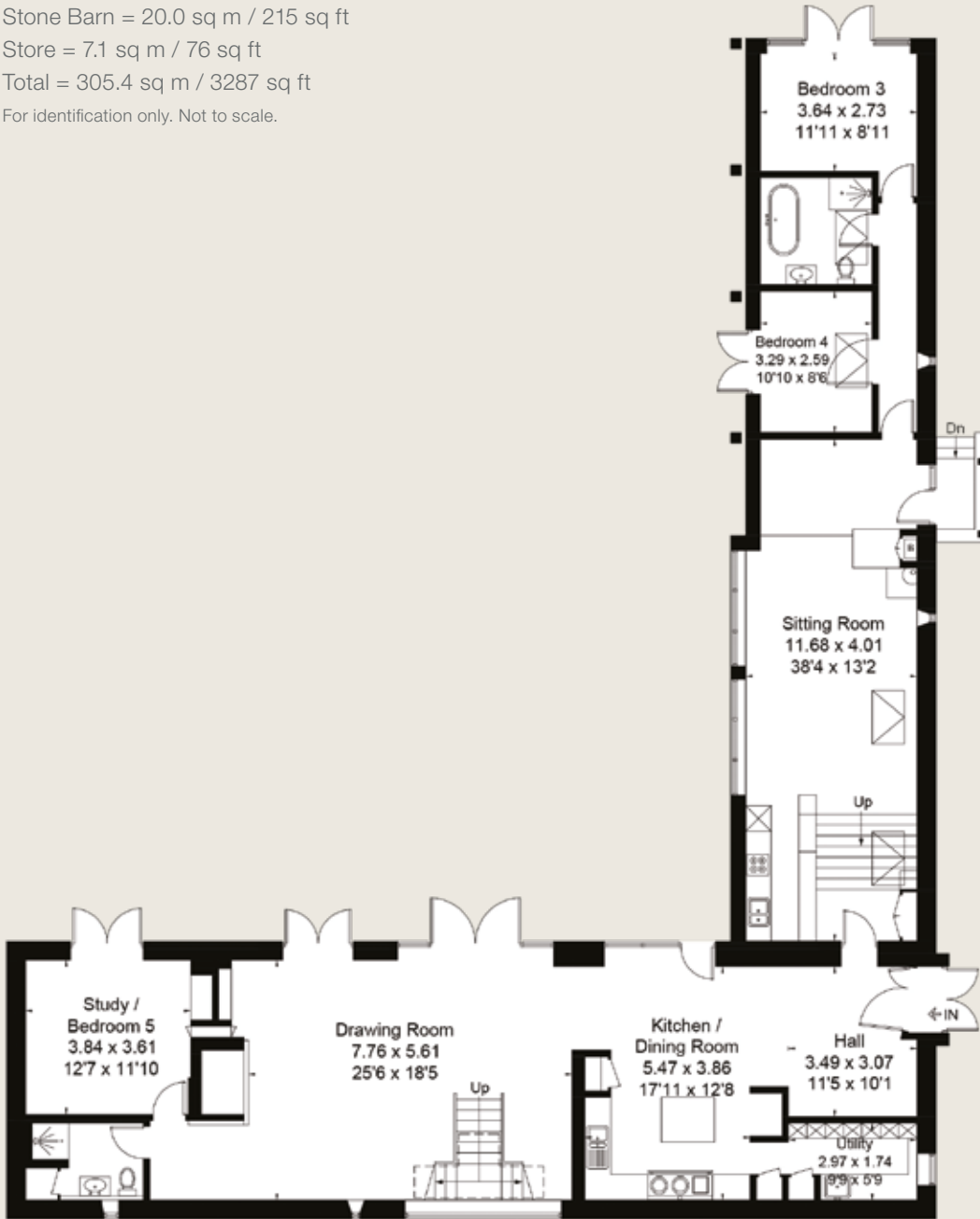
Gross Internal Area (approx) = 278.3 sq m / 2996 sq ft  
(Excluding Void)

Stone Barn = 20.0 sq m / 215 sq ft

Store = 7.1 sq m / 76 sq ft

Total = 305.4 sq m / 3287 sq ft

For identification only. Not to scale.



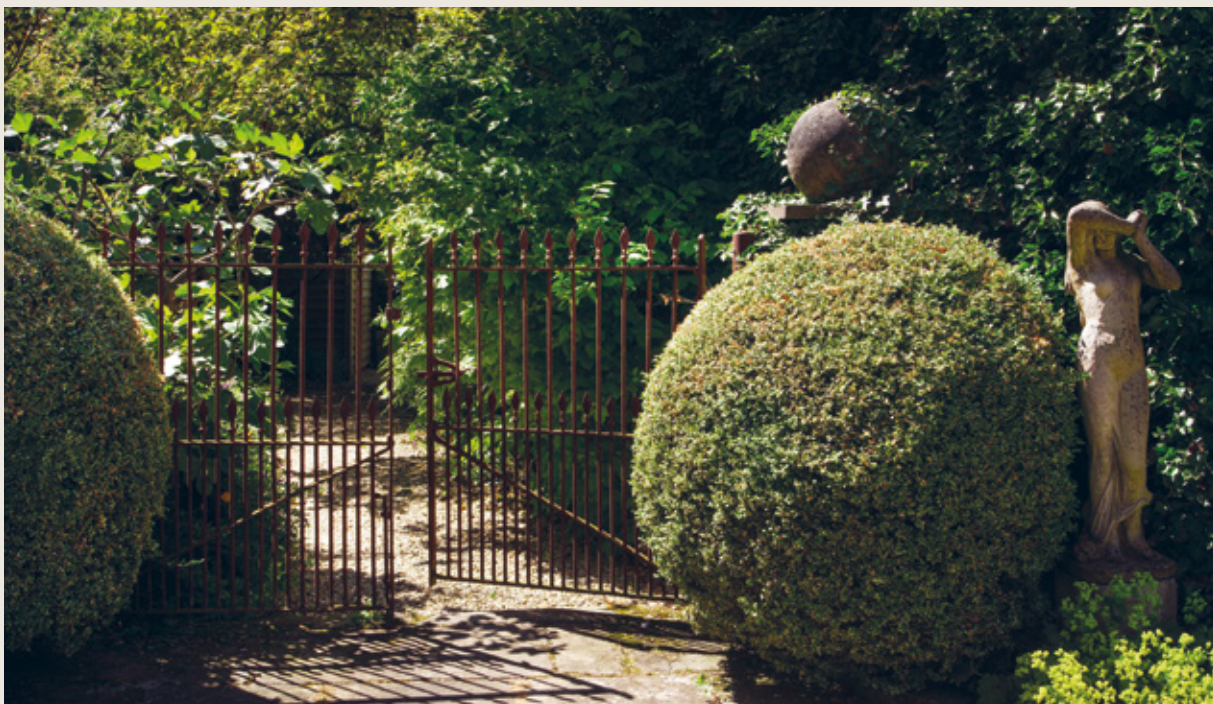
GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	Current	Potential
	70	78





## GENERAL REMARKS

### SERVICES

All mains services are connected. Gas fired central heating. Security System.

### LOCAL AUTHORITY

South Oxfordshire District Council

Council tax band G

### VIEWING

Strictly by appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property in order that you do not make a wasted journey.

### FIXTURES, FITTINGS, ETC.

Those items mentioned in these sale particulars are included in the freehold sale. Further information should be obtained from the selling agents.

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18/02/13 IW





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