



A delightful period cottage in need of updating

The Stone Yard, Back Way, Great Haseley, Oxfordshire, OX44 7JP

Freehold





Porch • dining room • living room • kitchen/breakfast room • study area • cloakroom • utility • 3 bedrooms (one with en suite shower room) • family bathroom • cellar
Attractive gardens • off street parking and detached garage with outbuilding
In all about 0.4 acres

Local Information

The Stone Yard 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 The Plough public house, 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 about a mile away. 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.





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 Great Milton and then turn right on to Back Way and The Stone Yard is on the right after a short distance. 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.

About this property

The Stone Yard is a delightful property in a conservation area that is believed to date from the early 19th century and is built in local stone under a slate roof. It is situated in a peaceful setting overlooking its charming, mature and private gardens. The porch opens on to the sitting room which has a fireplace with a log burning stove, stairs to the first floor and door to the cellar. The dining room, with study area off, connects to the kitchen/breakfast which has fitted cupboards, range cooker and door to the front garden. To the rear is the utility room, cloakroom and door to the side. On the first floor are three bedrooms (one with en suite shower room) and the family bathroom.

The property is approached via a short drive which opens on to parking and turning area adjacent to the garage. The majority of the garden is located to the front and is well screened by mature trees and shrubs and located in the corner is the kitchen garden and to the rear is a greenhouse.

Now in need of updating and with possible scope for enlarging or even development within the garden (subject to the relevant consents) this is a rare opportunity to acquire a home in the heart of this sought after village.

General Remarks

Services

Mains water, electricity, gas and drainage are connected. Gas-fired central heating.

Tenure

Freehold

Agents Note

A structural engineers report for the property is available for interested parties.

Local Authority

South Oxfordshire District Council 01235 422422
Band G

Viewing

Strictly by appointment with Savills.

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Gross internal area (approx) 164.2 sq m / 1767 sq ft

Garage 22.8 sq m / 245 sq ft

Storages 15.9 sq m / 171 sq ft

Total 202.9 sq m / 2183 sq ft

Including Limited Use Area (5.2 sq m / 56 sq ft)

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Energy Efficiency Rating	
Current	Potential
	97
56	

Very energy efficient - lower running costs

(82 plus) **A**

(81-91) **B**

(69-80) **C**

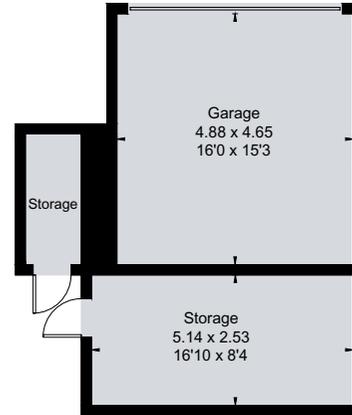
(55-68) **D**

(39-54) **E**

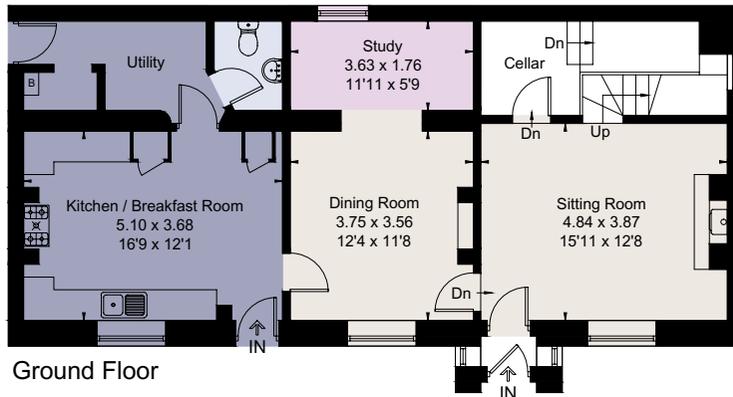
(21-38) **F**

(1-20) **G**

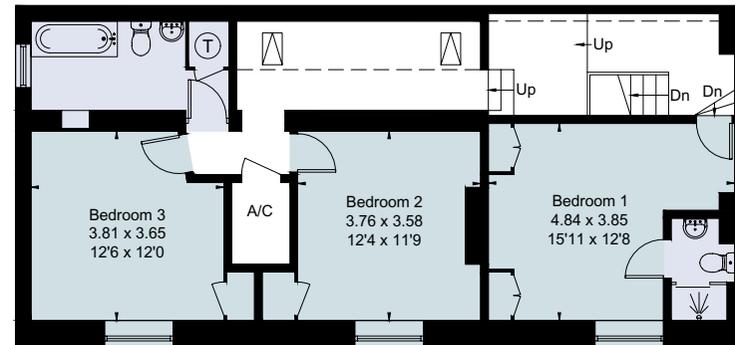
Not energy efficient - higher running costs



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

For identification only. Not to scale. © 22/05/27 HW

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