



RECTORY ROAD, GREAT HASELEY, OX44
£3,250 per month*

Carter Jonas

RECTORY ROAD, GREAT HASELEY, OXFORD, OXFORDSHIRE, OX44 7JN

- 3 bedrooms
- 2 bathrooms
- detached
- modern
- open plan living
- double garage
- country views
- edge of village
- unfurnished

THE PROPERTY

Accommodation is centred around an open plan family kitchen/reception room with Rempp Kitchen units with integral Faber Galileo Hob and Siemens Ovens and with a vaulted ceiling and full height glass wall to take utmost advantage of the views over the gardens, surrounding fields and countryside beyond. There is a well kitted kitchen area with island unit and ample space for sofas and tables, a perfect entertaining and relaxing space. A utility room, three bedrooms, and ensuite and family bathroom complete the current accommodation.

Externally the property has a detached double garage which is finished in the same metal standing seam cladding as the main property. Attractive gardens and gated driveway with parking for several cars.

LOCATION

Great Haseley is an attractive village with a thriving village community and is the home of the renowned restaurant La Table D'Alix at the Plough. The village also boasts a village hall, church, tennis courts and cricket pavilion both located at the recreation ground. Local amenities include Post Office/Village Shop with Coffee Shop/Cafe in Little Milton (next door to The Orchard Pre-School).

Local amenities can be found in the nearby market town of Thame, including Waitrose, High Street shops, boutiques, restaurants and a sports centre. Haddenham & Thame parkway station is 7.5 miles and there is a fast train service to London Marylebone, taking 37

A recently built contemporary barn style property occupying a fabulous semi-rural position on the edge of this superbly placed village.



minutes. The village is well located for the M40 into London, Oxford (11 miles) and the Midlands.

All mains services are connected. Gas fired central heating (underfloor)

Available early November on an unfurnished basis.

Council tax band E - Please see South Oxfordshire District Council website for current charges.

EPC: B Flood Risk: Very low

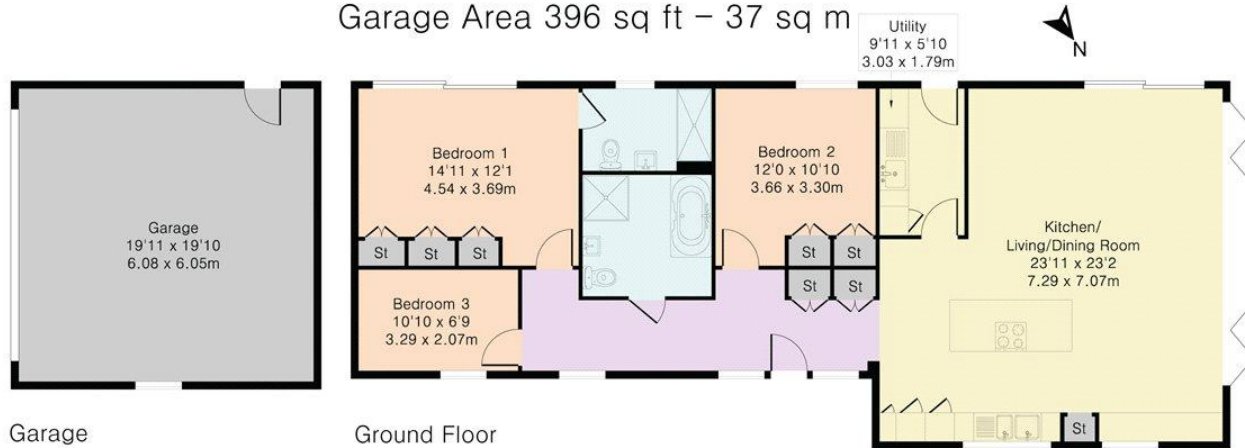
Holding deposit = 1 weeks rent £750 Deposit = 5 weeks rent = £3750

ADDITIONAL INFORMATION

Viewing	Strictly by appointment
Local Authority	South Oxfordshire District Council - Council Tax Band E



Approximate Gross Internal Area 1625 sq ft – 151 sq m
Ground Floor Area 1229 sq ft – 114 sq m
Garage Area 396 sq ft – 37 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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