



**WHISTLERS BARN**

Back Way, Great Haseley, Oxford, Oxfordshire, OX44 7JP

**Carter Jonas**

---

## WHISTLERS BARN, BACK WAY, GREAT HASELEY, OXFORD OXFORDSHIRE OX44 7JP

### DESCRIPTION

Whistlers Barn is a substantial and impressive family home in the heart of this highly sought after village. Dating back to the 1800s, the property beautifully blends its rich period heritage with sophisticated contemporary enhancements, all nestled within secluded and mature walled gardens.

Flooded with natural light, the open plan layout provides spacious, flowing reception areas. A contemporary split level oak staircase runs the full length of the drawing room, forming a dramatic centrepiece. Further premium details include solid oak windows and doors, Italian stone flooring, mood lighting, surround sound system and underfloor heating.

The kitchen is equipped to an exceptional standard, with a gas Aga paired with an electric companion unit, a fridge freezer and a central island. An adjoining utility/boot room provides additional practicality. From the kitchen/dining area, the space continues into the stylish drawing room, featuring a vaulted ceiling with exposed A frame beams, a York stone fireplace and full height glazing that opens onto the south facing terrace and gardens. Beyond the drawing room lies a double bedroom and separate shower room.

The bespoke staircase, with mood lighting, leads to both the principal and guest suites. The principal bedroom enjoys split level oak flooring, beautiful views across the walled gardens, and an adjoining dressing area and spacious en-suite. The guest bedroom, accessed across the staircase gallery, features oak flooring, fitted cupboards and its own en-suite.

**A STRIKING PERIOD BARN CONVERSION BRIMMING WITH ORIGINAL CHARACTER AND CONTEMPORARY FLAIR, SET IN A HIGHLY DESIRABLE VILLAGE AND OFFERING EXCEPTIONALLY FLEXIBLE MODERN LIVING THROUGHOUT.**





From the reception hall, the west wing offers generous and highly adaptable living space. The large sitting room, with freestanding cast iron wood burner, and its own kitchen area creates an ideal entertaining zone. The west wing also includes two further double bedrooms and a main family bathroom. Its separate entrance also offers the option of a self contained annexe, perfect for guests, relatives or independent accommodation.

#### **OUTSIDE**

Externally, Whistlers Barn benefits from access via both Rectory Road and Back Way, with solid timber electric gates opening to two gravel parking areas. From the driveway, with garage, at the front of the house, an archway leads into the west rose courtyard garden creating a pretty setting with sauna hut, while steps from the terrace guide you through lavender beds to expansive lawns bordered by established herbaceous planting.

A wrought iron gate at the bottom of the garden leads into the woodland garden, where a pathway continues to a substantial timber store and a gravel parking area accessed from Rectory Lane. Additional gated driveway space is approached from Back Way with garage.

#### **LOCATION**

Great Haseley is a highly regarded Oxfordshire village set in attractive countryside west of the Chiltern hills and about twelve miles South East of the University city of Oxford. With many fine stone houses, old thatched cottages and an original stone windmill. Amenities in the village include the church of St Peter, La Table d'Alix fine dining restaurant, village hall, tennis and cricket clubs.

There is a good selection of state and independent schools including local primary schools in the nearby villages of Great Milton and Little Milton and the numerous independent schools of Oxfordshire.

Neighbouring Great Milton also has a village shop and post office and the famous hotel and restaurant, Le Manoir aux Quat'Saisons. The market town of Thame and city of Oxford provide for more extensive amenities.

Communication is excellent with the M40 (J7 southbound) about 2 miles and (J8 northbound) about 3.5 miles and Haddenham & Thame Parkway provides intercity rail to London Marylebone from about 37 minutes.





## ADDITIONAL INFORMATION

**Services:** All mains services are connected. Gas fired central heating

**Tenure:** Freehold

**Local Authority:** South Oxfordshire, District Council

**Council Tax:** Band G

Broadband speeds and mobile phone coverage can be checked here: [checker.ofcom.org.uk](https://checker.ofcom.org.uk).

Photographs taken April 2025 and March 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Approximate Gross Internal Area 2919 sq ft - 272 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 2094 sq ft – 195 sq m

First Floor Area 825 sq ft – 77 sq m

Garage Area 219 sq ft – 20 sq m

Outbuilding Area 60 sq ft – 6 sq m





---

**Oxford**

[oxford@carterjonas.co.uk](mailto:oxford@carterjonas.co.uk)

Mayfield House, 256 Banbury Road, Summertown.

**[carterjonas.co.uk](http://carterjonas.co.uk)**

Offices throughout the UK

---

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.