



## Linnet Cottage Haseley Road, Little Milton - OX44 7QF

Guide Price £900,000

 **TIM RUSS**  
& Company





## Linnet Cottage Haseley Road

Little Milton, Oxford

- CHARMING DETACHED PERIOD PROPERTY - GRADE II LISTED
- DATING BACK TO THE 17TH CENTURY, IT'S BELIEVED TO HAVE ORIGINALLY BEEN TWO COTTAGES
- TWO RECEPTION SPACES & KITCHEN/BREAKFAST ROOM WITH AGA
- OFFERING A PLETHORA OF CHARACTER FEATURES WITH EXPOSED BEAMS
- STUNNING GARDEN AFFORDING EXCELLENT PRIVACY - A GREAT SPACE TO HOST A GARDEN PARTY
- BACKING ONTO ALLOTMENTS AND NEARBY ATTRACTIVE NATURE RESERVE - IDEAL FOR DOG WALKERS
- PRIVATE & SECLUDED LOCATION - PERFECT SPOT FOR FAMILIES WITH THE EXCELLENT RECREATION GROUND NEARBY
- DRIVEWAY & SINGLE GARAGE
- UTILITY SPACE & BOOT ROOM





# Linnet Cottage Haseley Road

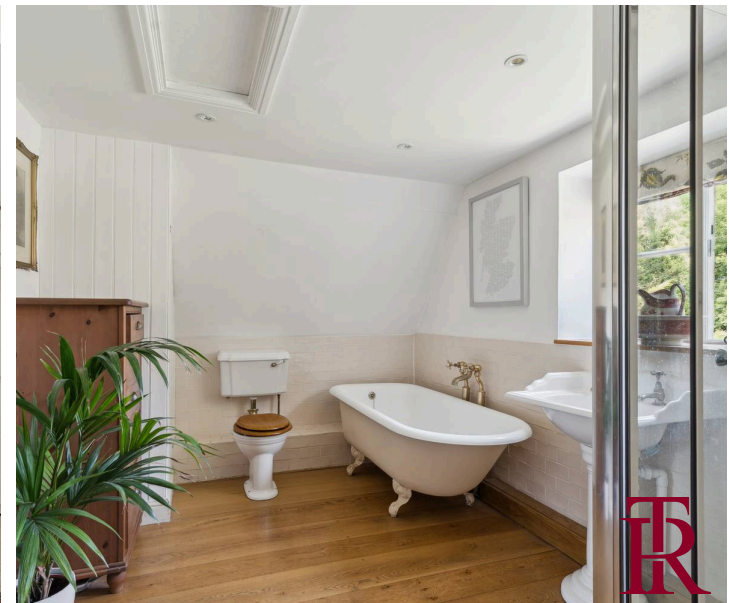
Little Milton, Oxford

Linnet Cottage is a charming detached period property set in a private location with the most gorgeous front & rear gardens, backing onto allotments and within short distance of a nearby nature reserve, perfect for dog walking.

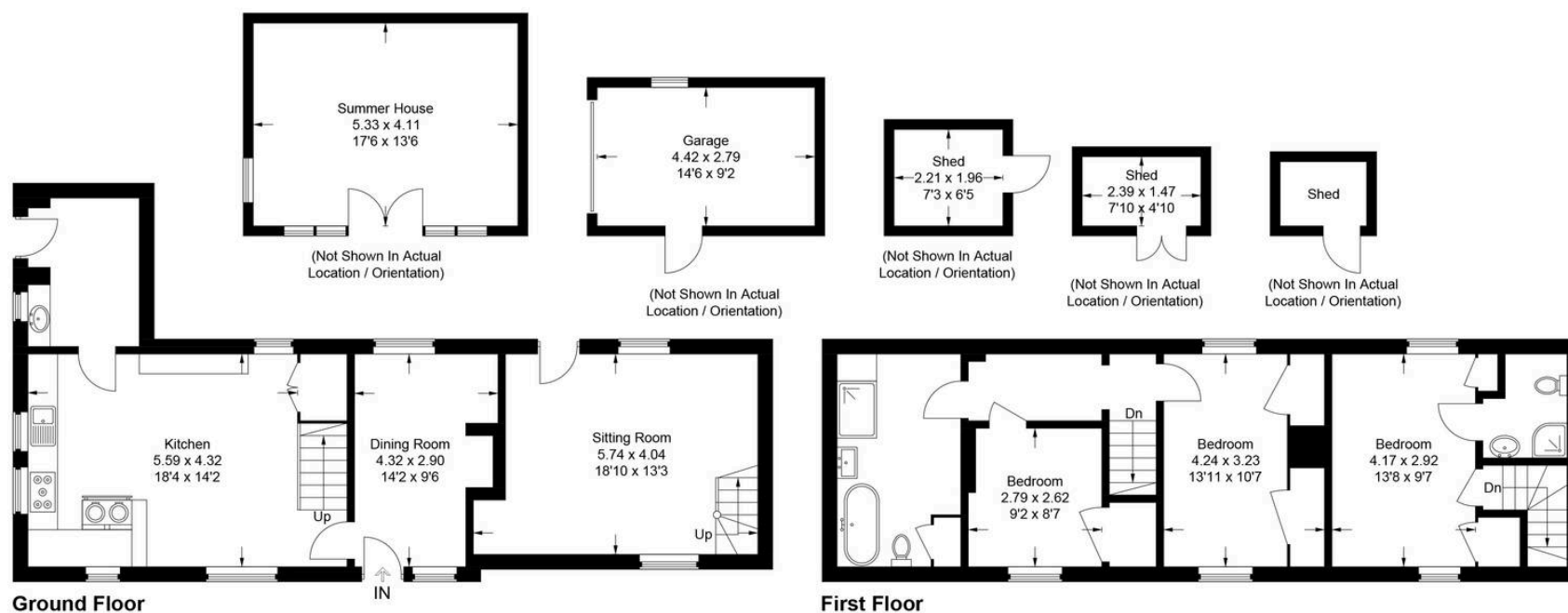
Grade II Listed, it is believed to date from the 17th century and may originally have been a pair of cottages. Built in local stone under a thatched roof, it has preserved much of its original character and in recent years a two storey extension has been added. The entrance porch with an Oak front door opens onto the formal dining room which has a quarry tiled floor. The sitting room enjoys a dual aspect with French doors to the marvellous rear garden, fireplace with log burning stove and a private staircase leading to a bedroom with an en-suite shower room.

The kitchen/breakfast room is the heart of the cottage and has windows to three sides, a cream coloured Aga, extensive cupboards and storage shelves, Belfast sink and a slate tiled floor. Off the kitchen is the utility area with plumbing for a washing machine. To the rear, there is a useful boot room and door to the side. Off the main staircase are a further two bedrooms and a well maintained family bathroom.

The character of the property has been preserved with exposed beams, a bressummer in the sitting room with initials and '1852' carved into it. A panel of the original wattle and daub has been preserved behind a glass screen in one of the bedrooms.







## Linnet Cottage, Haseley Road

Approximate Gross Internal Area

Ground Floor = 69.4 sq m / 747 sq ft

First Floor = 63.4 sq m / 682 sq ft

Outbuildings = 44.2 sq m / 476 sq ft

Total = 177 sq m / 1,905 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Tim Russ & Company



# Tim Russ and Company

Tim Russ & Co, 112 High Street - OX9 3DZ

01844 217722 • thame@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.  
Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.  
For more information please visit our website.

