



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

15b Newells Close, Stadhampton, OX44 7XS



STADHAMPTON

15b Newells Close is within walking distance of Stadhampton's many amenities, which include a village green with play area, primary school and preschool, church, petrol station and an M&S Simply Food, together with the locally renowned Crazy Bear hotel/restaurant and farm shop.

Stadhampton is a thriving Oxfordshire village benefiting from easy access to the M40 which provides a fast route to London and the Midlands. It is situated c.8 miles from Oxford which has extensive shops, theatres, museums and many recreational facilities and c.9 miles from Thame, which has comprehensive shopping facilities including a Waitrose supermarket.

There is a train service from Haddenham & Thame Parkway to Marylebone and Didcot to Paddington. The Oxfordshire Golf Club and Waterstock Golf Club are nearby.

Bedrooms 3 | Bathrooms 2 | Receptions 2 | EPC D



15b NEWELLS CLOSE

Offered with no onward chain, this three-bedroom family home provides well-proportioned and flexible accommodation set over two floors with lovely field views.

The accommodation, which would benefit from some modernisation, includes an entrance hall with ground floor guest cloakroom/utility and a kitchen with side door access and matching range of base and wall mounted units. Adjoining the kitchen is a generous dual aspect sitting room with open fireplace and French doors opening onto the enclosed garden. There is also a useful 2nd reception room, which has historically been used as a dining room but would equally make a great playroom or home office.

On the first floor, there is a light and airy landing, principal bedroom with ensuite shower room, two further bedrooms and a family bathroom.

Outside the garden is predominantly laid to lawn and there is a paved terrace and raised decking area ideal for al fresco dining. The house also benefits from a single garage and off-street parking for several cars.

This is a wonderful opportunity for someone to own a home in this hugely popular village and to make it their own.

SERVICES

Mains gas and mains drainage

LOCAL AUTHORITY

South Oxfordshire District Council

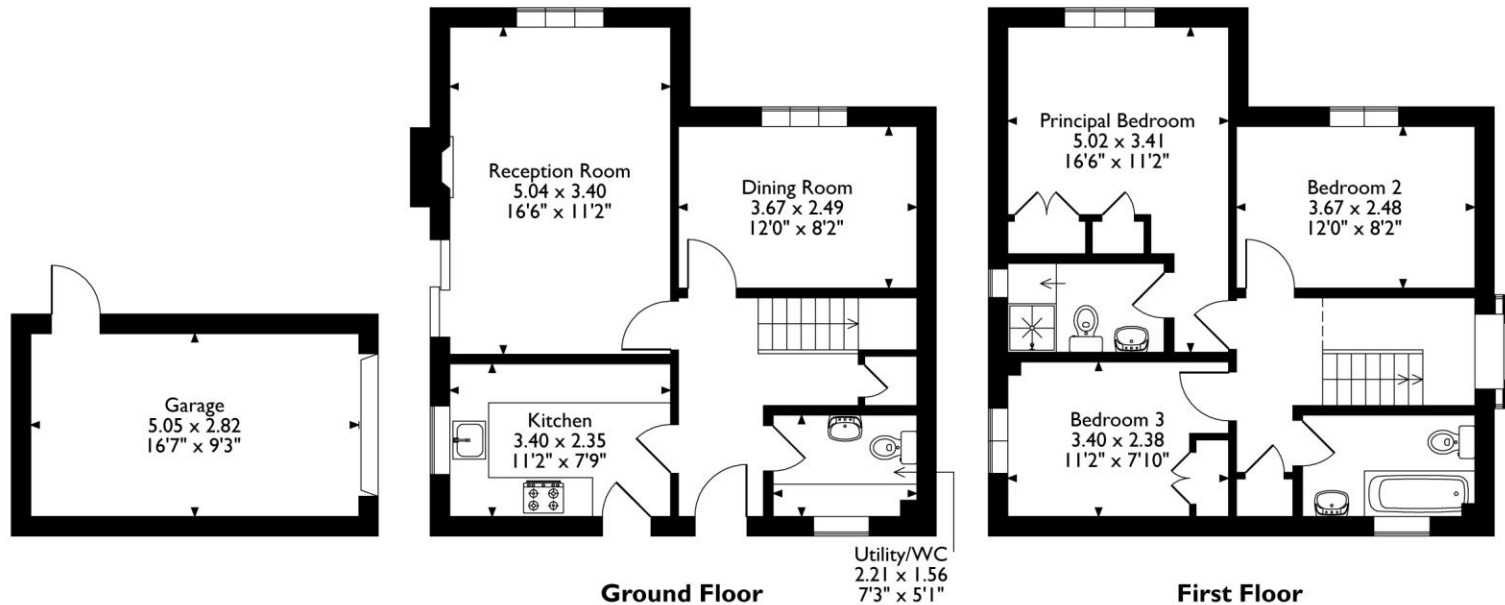
TAX

Tax Band E



15B Newells Close, Stadhampton, Oxford, Oxfordshire
 Approximate Gross Internal Area
 Main House = 97 Sq M/1044 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Total = 111 Sq M/1195 Sq Ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

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