



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Nelhurst Cottage, Copson Lane, Stadhampton, OX44 7TZ



STADHAMPTON

Nelhurst Cottage is peacefully tucked away down a quiet lane in the popular village of Stadhampton and is within walking distance of the village's many amenities, which includes 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 4 | Bathrooms 3 | Receptions 2 | EPC C



NELHURST COTTAGE

'Nelhurst Cottage' is a wonderful village home, tucked away down a quiet lane in the highly popular village of Stadhampton. Whilst cottage like in appearance, the property was built some 19 years ago.

Inside, the house has a warm and welcoming feel and is beautifully presented throughout. The accommodation includes a generous entrance hall, triple aspect sitting room with wood flooring, stone fireplace and French doors opening out onto the side garden. This (already generous) area leads into the light and airy conservatory/dining room with double doors opening out onto the paved terrace and views towards the pretty gardens. The large kitchen, which flows seamlessly from the dining room, is beautifully fitted with in-frame shaker style cupboards, built in appliances and provides bags of space. The separate study and guest cloakroom completes the ground floor.

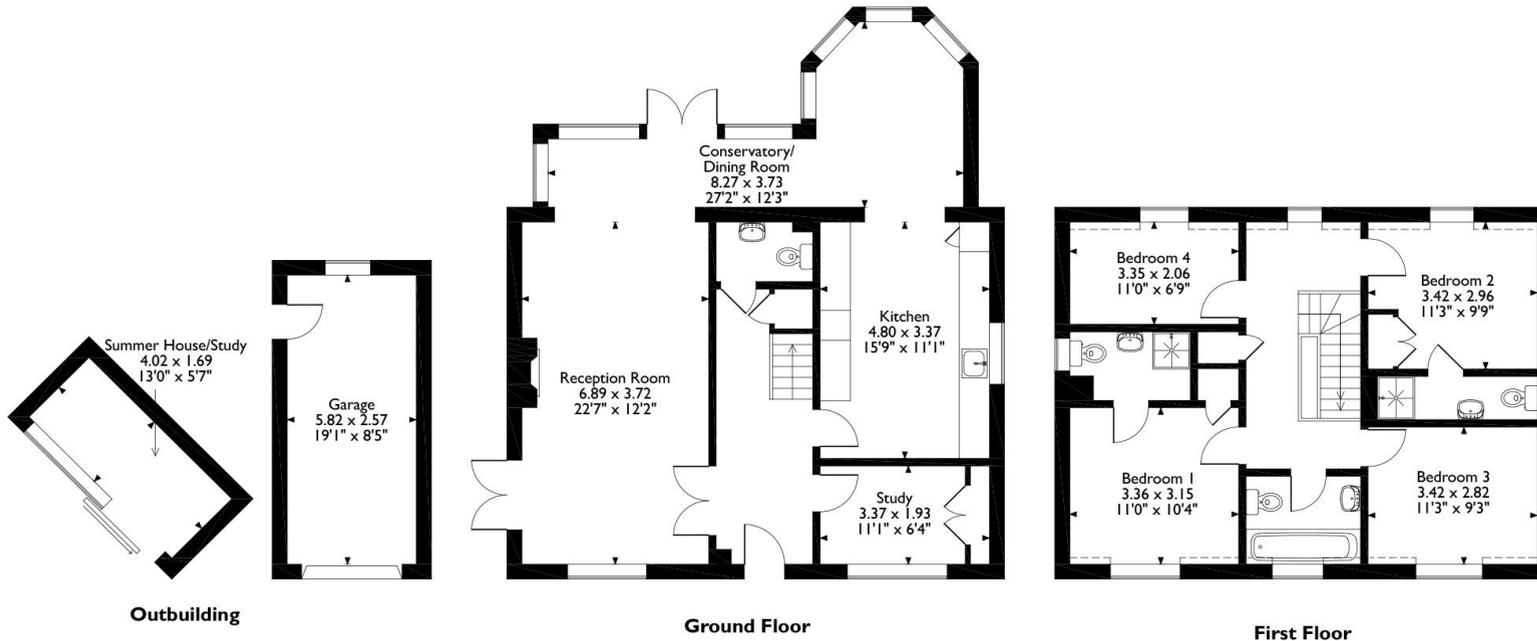
Upstairs, there is a central hallway, three double bedrooms, two with ensuite shower rooms, a slightly smaller fourth bedroom, perfect for a child and a family bathroom. As throughout the rest of the property, the bedrooms and bathrooms are immaculately presented throughout.

Outside, there is an attractive south facing garden, a separate home office space and a single detached garage to the right of the house with parking area.

This is a gorgeous detached home which 'ticks' so many 'must haves' on buyers' wish lists!



Nelhurst Cottage, Copson Lane Stadhampton, Oxford, Oxfordshire
 Approximate Gross Internal Area
 Main House = 148 Sq M/1593 Sq Ft
 Garage/Outbuilding = 22 Sq M/236 Sq Ft
 Total = 170 Sq M/1829 Sq Ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

SERVICES: Gas central heating, mains water and mains drainage.

Council tax band: F
 South Oxfordshire District Council

VIEWINGS STRICTLY BY APPOINTMENT THROUGH MORGAN & ASSOCIATES

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.

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