



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

The Willows, Stoke Talmage, OX9 7EU



SITUATION

Stoke Talmage is a rural Hamlet with a church and is set in open countryside, with beautiful views over the Thames Valley. The Willows is ideally positioned for someone seeking village life but requiring access to communications and to the amenities offered by a larger town. Watlington is only 4.5 miles distant and offers a range of local shops including a butcher, delicatessen, bakery, supermarket and pharmacy. There is a primary school, nursery and community college. The market town of Thame is about 6 miles away and also provides a great range of local amenities. There is excellent access to London and to the Midlands via the M40 as well as the Oxford tube bus service to London from nearby Lewknor and a frequent fast train service to London from Haddenham & Thame Parkway mainline station. Stoke Talmage is surrounded by delightful countryside with a network of footpaths and bridleways.

Bedrooms 4 | Bathrooms 2 | Receptions 2 | EPC C



DESCRIPTION

The Willows is a superb and immaculately presented detached family home located in an idyllic rural setting, built to a high specification with established gardens, ample parking and beautiful countryside views.

The ground floor accommodation includes an entrance hall, leading through to a spacious dual aspect sitting room and a separate study/playroom. The sitting room benefits from two sets of French doors that open onto a terrace as well as a wood burning stove for those winter evenings. The heart of the home is the open-plan shaker style kitchen/dining room, which is equipped with a matching range of wall and base units. The kitchen includes silestone work surfaces, a built-in double oven, a wine cooler, integrated fridge/freezer and a dishwasher. The underfloor heating provides added comfort, and a roof lantern and bi-fold doors offer abundant natural light and access to the garden terrace with views of the garden. There is also a guest cloakroom and separate utility room on the ground floor.

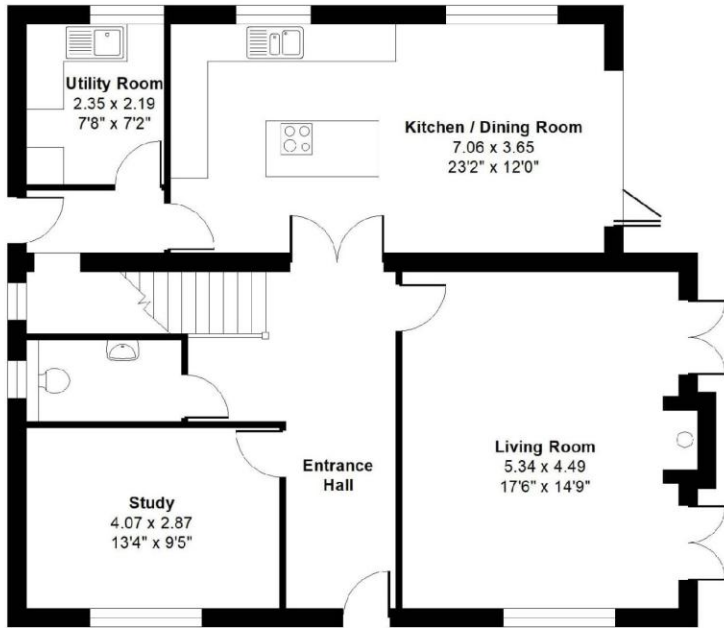
First floor accommodation includes a dual aspect principal bedroom with built-in wardrobes and an en-suite shower room. There are three further bedrooms and a family bathroom, providing great space for a growing family. The property also benefits from a boarded loft, for extra storage options.

The property is surrounded by a mature garden, which wraps around the house. The garden is predominantly laid to lawn and features shrub and hedge borders, mature trees and close boarded fencing for privacy. A paved terrace provides an ideal spot for outdoor dining and entertaining. The property enjoys lovely views across open field and a generous gravel driveway completes the exterior features of this wonderful home.



NOT TO SCALE

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Ground Floor



First Floor

Approximate Floor Area
174.07 sq m - 1874 sq ft
(Gross Internal)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		77	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

SERVICES:
LPG central heating and private drainage

Council Tax Band: G
South Oxfordshire District Council

VIEWINGS STRICTLY BY APPOINTMENT THROUGH MORGAN & ASSOCIATES

no mis-statement. These plans are for representation Morgan and Associates and no guarantee as to their

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