



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

The Stables, The Green, Stadhampton, OX44 7UW

An attractive five bedroomed Grade II Listed home overlooking the village green, providing generous accommodation and a mature south facing garden.

STADHAMPTON

The Stables enjoys open views over the village green and is within walking distance of its many amenities. These include a primary school and preschool, church/village hall, 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 the bustling market town of Thame.

There is a train service from Haddenham & Thame Parkway to Marylebone (c.45 minutes) and Didcot to Paddington. The Oxfordshire Golf Club and Waterstock Golf Club are nearby.





THE STABLES

An attractive double fronted former farmhouse, The Stables has both character and charm and provides over 3,500 sqft of accommodation in the heart of Stadhampton overlooking the village green.

This is a wonderful, detached home with a warm and welcoming feel, perfect for both family living and entertaining.

The accommodation includes two front reception rooms, with imposing inglenook fireplaces, a wood burning stove, solid wood flooring and central staircase leading to the first floor. Overlooking the garden is the kitchen/breakfast room with vaulted ceiling and stable door leading out to the paved terrace.

Of particular note is the impressive 18ft reception room, this fabulously light and airy space 'wows' with its double height ceiling and cast-iron stove.

On the first floor, is the dual aspect principal bedroom with feature fireplace and fitted wardrobes, a family bathroom with exposed stone walls and two further bedrooms, one of which is currently set up as a home office. Keep climbing the staircase and on the top floor there is a cosy 4th bedroom with pretty exposed beams, through dressing room and ensuite bathroom. Across the first floor open hallway a final double bedroom with ensuite bathroom and separate kitchenette/utility room below completes the accommodation.

This is a charming village house with a mature south facing walled garden and terrace perfect for al fresco dining. It also benefits from a gravelled driveway providing extensive parking, which is accessed via double wooden gates, garage and carport.



SCHOOLING

Along with the village primary school and preschool, there is an excellent selection of independent schools in nearby Oxford and Abingdon (both c.8 miles distant).

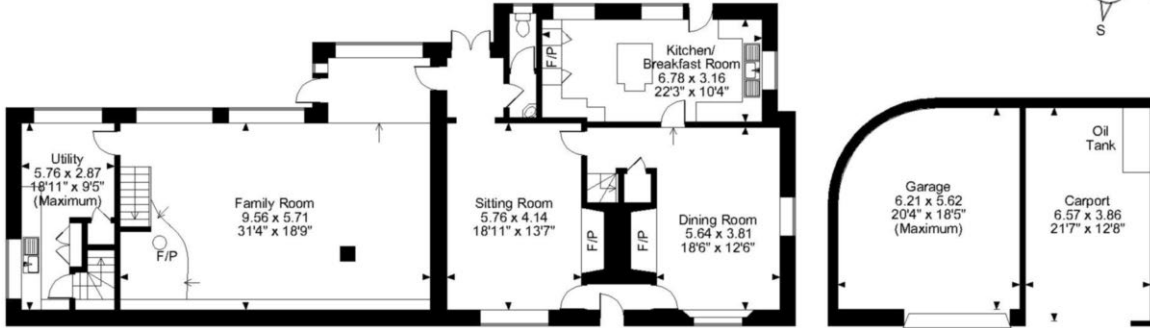
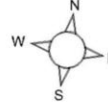
- The Dragon
- St Edwards
- Oxford High
- Summerfield's
- Headington Girls School
- Cothill
- Radley College
- Abingdon

SITUATION

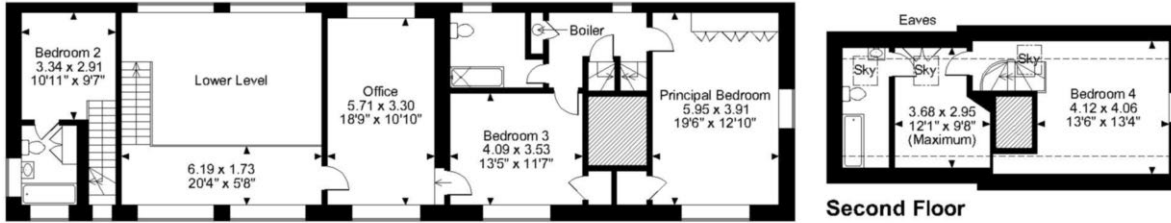
- Oxford c.8 miles
- Thame c.7 miles
- London c.52 miles
- M40 J7 c.2 miles



The Stables, The Green, Stadhampton, Oxford
Approximate Gross Internal Area
3997 Sq Ft/371 Sq M



Ground Floor



First Floor

Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ Denotes restricted head height

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SERVICES

Oil fired central heating and mains drainage

LOCAL AUTHORITY

South Oxfordshire District Council

COUNCIL TAX

Band G

VIEWINGS STRICTLY BY APPOINTMENT WITH MORGAN & ASSOCIATES

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