



THE LAURELS

Stadhampton, Oxford OX44 7XP



BARTRAMS

8 THE LAURELS

Stadhampton, Oxford OX44 7XP

Tucked within a tranquil residential close of just nine homes, this handsome five-bedroom detached family house offers a rare combination of space, privacy and village charm. Extending to approximately 1,922 sq ft, the accommodation is thoughtfully arranged across versatile living areas, complemented by three bathrooms, two of which are en suite.

Set in one of Oxfordshire's most picturesque villages, the property enjoys convenient access to local amenities whilst being within easy reach of the unspoilt countryside that defines the region.

Offered with no onward chain

Summary of accommodation

The accommodation includes an entrance hall with guest cloakroom, a light and airy sitting room with open fireplace, second reception room/snug, which would make an excellent playroom with French doors opening out onto the garden. To the rear of the property is the large kitchen, which is fitted with modern units, built in appliances and provides bags of space along with a separate utility area. The kitchen flows seamlessly from the dining room, creating a sociable family centred space.

To the first floor there are four double bedrooms, all with excellent proportions and a potential fifth bedroom currently set up as a dressing room/home office with generous fitted cupboard space. The principal bedroom is a good size and benefits from an ensuite bathroom, with bath and separate shower. There is also an ensuite shower room to bedroom 2 and a well-appointed family bathroom.

Gardens & Grounds

Outside, there is an attractive low maintenance lawned garden with decked terrace, single integral garage with convenient side door access and ample driveway parking.





Location

Located in the heart of Stadhampton, the property is within walking distance of its many amenities. The village boasts a traditional village green with fantastic new playground area, primary school and preschool, church/village hall, petrol station and an M&S Simply Food. It is also home to the popular Crazy Bear Hotel, restaurant and farm shop.

Stadhampton is a thriving Oxfordshire village with lovely local walks through open countryside, which surrounds the area. Situated just 8 miles away from Oxford city centre with its beautiful historic centre and wealth of shops and amenities, Stadhampton also offers easy access to the M40 at Junction 7. Fast trains from nearby Haddenham and Thame parkway will reach Marylebone in just over 30 minutes and there are numerous independent schools in both Oxford and Abingdon within easy reach.

Services:

Gas central heating. Mains water, electricity and drains.
Broadband and telephone subject to contract with supplier.

Council Tax Band: E

EPC Rating: D

Local Authority:

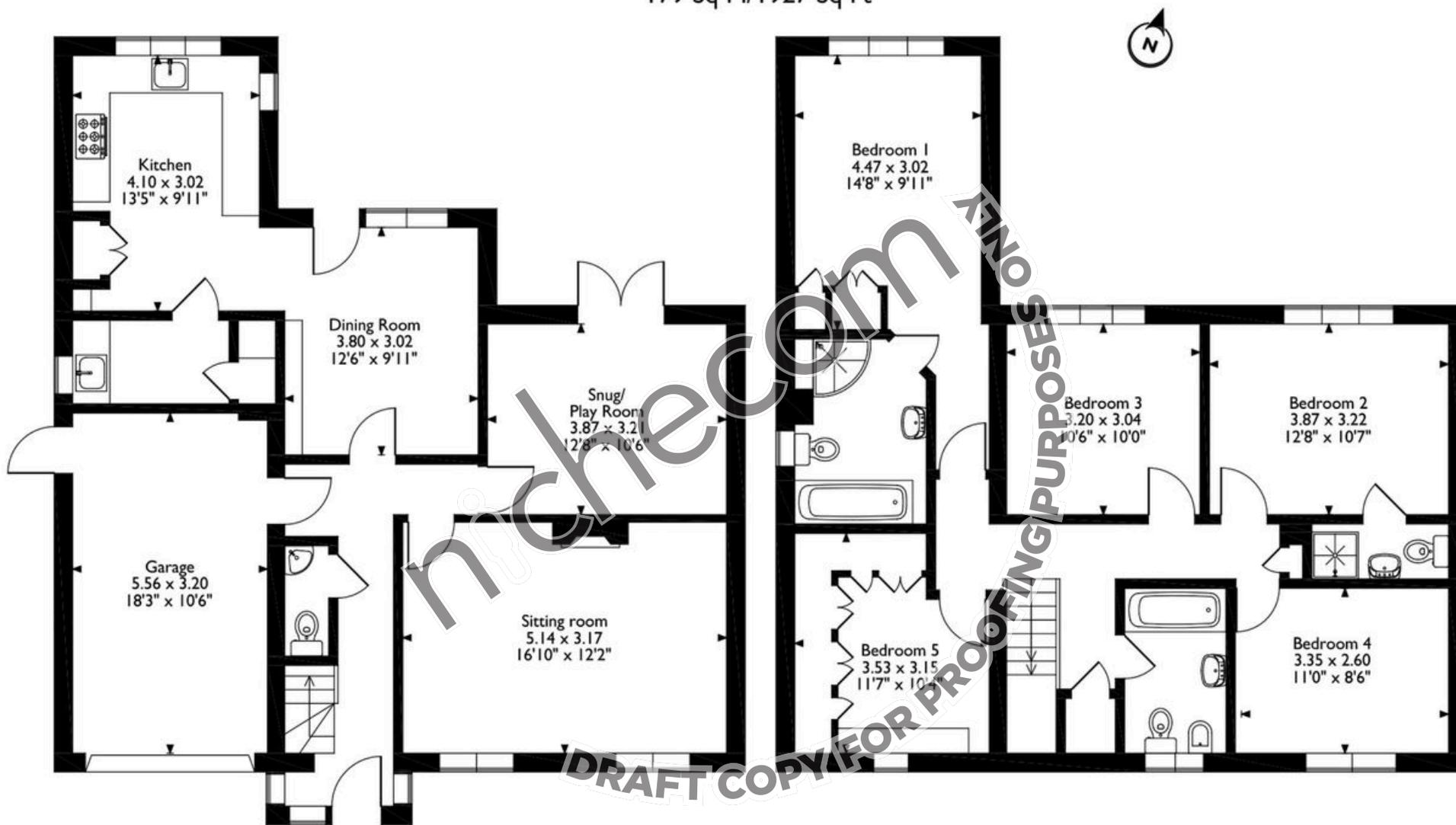
South Oxfordshire District Council

Additional Information

Google Home UniFi Wi-Fi network, which supports the heating and CCTV system



8, The Laurels, Stadhampton, Oxford, Oxfordshire
Approximate Gross Internal Area
179 Sq M/1927 Sq Ft



Ground Floor

First Floor

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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