





MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

The Old Place Stadhampton

Pretty 17th Century Grade II listed detached family home, believed to be dating back to 1650, occupying a larger than average plot of approx 0.22 of an acre, with an impressive selection of original period outbuildings, including two parking barns and a large log store, well situated in the sought-after south Oxfordshire village of Stadhampton.

SITUATION

Located in the heart of Stadhampton, The Old Place is within walking distance of its many amenities. The village boasts a village green with play area, primary school and preschool, church, pub, petrol station and village shop, 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 (c.45 minutes) and Didcot to Paddington. The Oxfordshire Golf Club and Waterstock Golf Club are nearby and there is an excellent selection of independent schools at Oxford and Abingdon (both c.8 miles distant).

DESCRIPTION

This charming four bedroom detached thatched cottage, formerly the village bakery, enjoys a prominent position in the village, with a generous garden plot of approximately 0.22 of an acre and an extensive gravelled driveway with numerous original outbuildings.

Via the original wooden front door, the spacious entrance hall has quarry tiled flooring, tongue and groove wall panelling and a decorative staircase raising to the first floor. To the left of the hallway, is the large family kitchen, retaining the original inglenook fireplace, bread oven and numerous ceiling beams, as well as having the benefit of a modern-day "Smallbone" kitchen, with numerous wall and base units, granite work surfaces and terracotta tiled flooring, with adjoining utility/boot room and downstairs cloakroom/wet room. Forming part of the original granary, the utility/boot room provides plumbing for a washing machine and tumble dryer, access to the rear garden and an additional stairwell to the self-contained fourth bedroom, with a cloakroom/wet room situated on the ground floor.

To the left of the kitchen inglenook fireplace, is access to both the family room and connecting dining room, forming part of the converted 19th century stable block, both with the benefit of open mezzanine levels, with the dining room offering a wealth of originality, with lime-washed beams and feeding trough. Across the hallway, the 28' dual-aspect sitting room offers many character features, including an open brick fireplace with oak mantel and brick hearth.

To the main part of the first floor, is the large master bedroom with an array of fitted wardrobe cupboards and a feature fireplace. There are also two further double bedrooms and a modern family bathroom.

Outside, the impressive overall gardens of approximately 0.22 of an acre, offer an abundance of trees, plants and shrubbery, being a particularly attractive feature of the cottage. The pretty grounds are predominantly laid to lawn, with a central pathway leading from the rear of the cottage to the far-end of the gardens, where the patio terrace is situated, ideal for al-fresco dining, the whole affording a good degree of privacy. The front gardens are fully gravelled, providing extensive off-street parking for several vehicles, with one parking barn and a large log store.

SERVICES Mains gas, water and electricity connected.

LOCAL AUTHORITY South Oxfordshire District Council

TAX BAND G

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Morgan & Associates has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

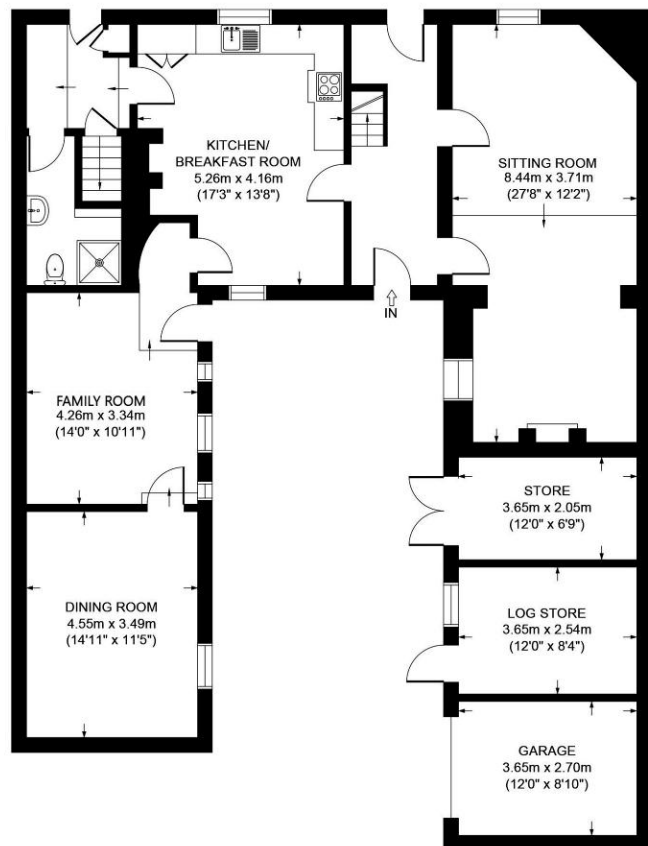
Data Protection

We retain the copyright in all advertising material used to market this Property.

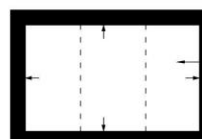
**VIEWING STRICTLY BY APPOINTMENT
WITH MORGAN & ASSOCIATES**



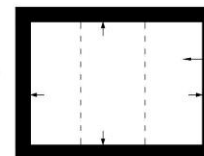




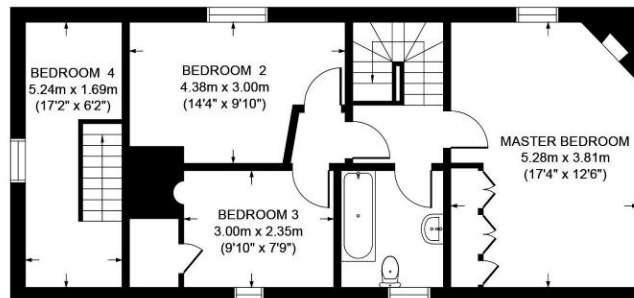
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1462 SQ FT / 136 SQ M



MEZZANINE ONE
GROSS INTERNAL
FLOOR AREA 82 SQ FT / 08 SQ M



MEZZANINE TWO
GROSS INTERNAL
FLOOR AREA 93 SQ FT / 09 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 711 SQ FT / 66 SQ M

APPROX. GROSS INTERNAL FLOOR AREA 2348 SQ FT / 218 SQ M

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

t + 44 (0)1844 279990 f + 44 (0)1844 278601 Park Lane Office London t +44 (0)207 079 1429
property@morganandassociates.co.uk www.morganandassociates.co.uk



CONTEMPORARY & CLASSIC

