



Warren Hill, Stadhampton, OX44 7UT

£1,275,000

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Nestled in the desirable Oxfordshire village of Stadhampton, this impressive family home offers in excess of 3500sq ft of immaculately presented accommodation throughout. Positioned on a generous plot and offered to the market with no onward chain.

The home opens into a welcoming entrance hall, with access to the downstairs cloakroom, playroom/study and a generous sized living room with open fire place plus bi fold doors leading to the rear garden. At the properties heart there is a stunning open-plan kitchen, dining, and family room boasting a partially vaulted ceiling and an abundance of natural light, plus an added utility. This expansive space has been designed for both entertaining and everyday living alike.

Upstairs, the home continues to impress with five spacious double bedrooms arranged across the first floor. The principal suite features a walk-in wardrobe and a sleek en suite bathroom with contemporary fittings. A second bedroom also benefits from its own en suite, the remaining bedrooms are all generously sized and share a modern family bathroom.

Externally, the property enjoys a desirable position, set back from the road with an extensive graveled driveway providing off-road parking for multiple vehicles, as well as access to a double garage. The rear garden is predominantly laid to lawn and wraps around the property, offering a secure and private outdoor space.





Key Features

- Detached family home
- 5 double bedrooms
- Three bathrooms (two ensembles)
- Open plan kitchen/dining/family room
- Double garage
- Extensive graveled driveway
- Air conditioning
- Study/playroom



The Location

Located in the peaceful and well-connected village of Stadhampton, the home enjoys the best of both worlds—surrounded by open countryside yet within easy reach of Oxford, Wallingford, and excellent transport links. The village itself offers a welcoming community, a range of amenities including a well-regarded primary school, a local pub, and artisan food outlets.

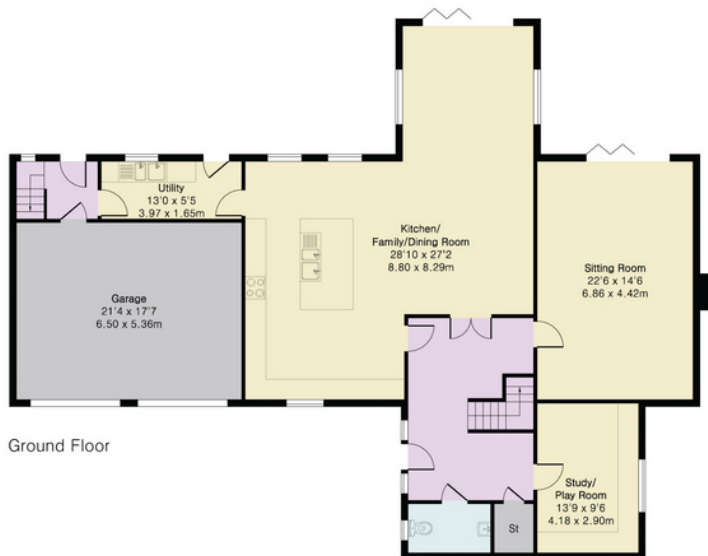
Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability and mobile data is available with most major providers at this postcode. The government portal generally highlights this as a very low/unlikely risk flood surface water area. We are not aware of any covenants or easements which would effect the saleability of the property.



Approximate Gross Internal Area 3687 sq ft - 343 sq m

Ground Floor Area 1925 sq ft – 179 sq m

First Floor Area 1762 sq ft – 164 sq m



Ground Floor



First Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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