



8 The Laurels, Stadhampton, OX44 7XP
£800,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Nestled at the bottom of this quiet cul-de-sac location with extensive driveway parking is this five-bedroom three bathroom detached family home with ample reception space and garage. This well-presented property offers flexible accommodation which comprises entrance hall with integral access to the garage, cloakroom, lounge with open fireplace, snug/family room, dining room, modern refitted kitchen-breakfast room, and utility room. On the first floor there is a family bathroom, four double bedrooms; both guest and master with en-suite bathrooms, and a fifth bedroom/dressing room. To the front of the property there is ample driveway parking leading to a garage. Finally, to the rear, there is well maintained garden with decking area offering a fairly private aspect. Viewings are highly recommended





Key Features

- Five bedroom detached family home.
- Three bathrooms.
- Ample driveway parking and garage.
- Three reception rooms.
- Utility room.
- Quiet cul-de-sac location.
- Excellent commuter location within a short drive to junction 7 of the M40.

The Location

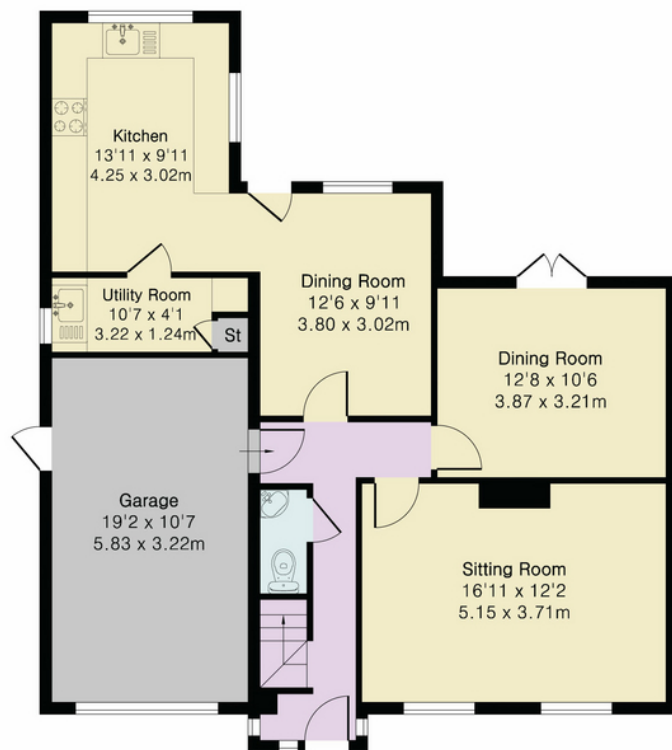
Stadhampton has a thriving local community, a wealth of attractive period property and is surrounded by lovely walks in open countryside. The village's many amenities include a village green with play area, primary school and preschool, church, petrol station and an M&S Simply Food. It is also home to the fashionable Crazy Bear Hotel and restaurant which is a short walk, as well as The Wild Pig farm shop, just 8 miles away from Oxford city centre and c.9 miles from Thame, which has comprehensive shopping facilities including a Waitrose supermarket. It's an easily commutable location with junction 7 at the M40 just a short drive away and fast trains from nearby Haddenham and Thame Parkway which reach London Marylebone in just over 30 minutes. London Heathrow is only a 40 minute drive. The Oxfordshire



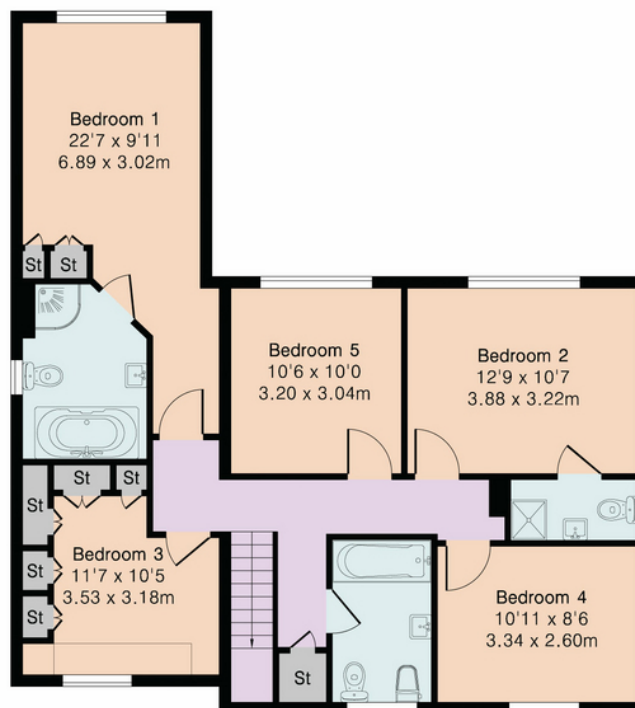
Approximate Gross Internal Area 1922 sq ft - 178 sq m (Including Garage)

Ground Floor Area 1004 sq ft – 93 sq m

First Floor Area 918 sq ft – 85 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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