



Newells Close, Stadhampton, OX44 7XS

£625,000

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Occupying a pleasant spot with field views to the front is well presented, four bedroom, detached family home.

The property comprises; entrance hall, formal dining room, generous sized lounge area with patio doors leading to a conservatory, a kitchen/breakfast room with access to the rear garden plus a downstairs cloakroom and utility. On the first floor there is a generous sized landing area with four well proportioned bedrooms and family bathroom, the principal bedroom has the added benefit of built in wardrobes and an en suite. To the rear of the property the south/west facing garden is private and secluded, mainly laid to lawn with patio, ideal for entertaining.

To the front of the property there is driveway parking as well as single garage. To fully appreciate location and presentation of this family home, viewings are highly recommended.

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. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





Key Features

- Detached family home
- Driveway parking and integral garage
- Four well proportioned bedrooms
- En suite and built in wardrobes from the principal bedroom
- Kitchen/breakfast room
- Desirable location





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.



**Approximate Gross Internal Area 1691 sq ft - 157 sq m
(Including Garage)**

Ground Floor Area 951 sq ft – 88 sq m

First Floor Area 740 sq ft – 69 sq m



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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