



Nr Stadhampton, Oxford, OX44 7UJ

Guide Price £1,225,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

An individual and handsome four-bedroom three reception room detached period home dating back to the 17th century with later additions, offering idyllic countryside views to the rear with garaging, studio/office, and generous gardens. Sitting nicely within its plot with ample driveway parking this property has been extensively but sympathetically renovated in recent years to create a beautiful country home which amplifies some of the properties original features. The downstairs accommodation comprises entrance hall, cloakroom, lounge with wooden floor and wood-burning stove, impressive conservatory, study, large dining room, and exceptional kitchen with island. On the first floor there is a luxury bathroom with four generous bedrooms; the master with en-suite. To the front of the property there is ample driveway parking leading to a large garage and carport. Beyond; predominantly lawned gardens boast a stunning view over fields to the rear, fire pit area, and a fabulous themed terrace area offering complete privacy. The gardens are predominantly walled and completing the external accommodation is a modern detached studio with shower room; perfect for home office, gym, or possible annex accommodation. For the finish, period features, and views to be fully appreciated, this property must be viewed.



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



Key Features

- Characterful four-bedroom detached family home.
- Exceptional and thorough renovation in recent years to compliment the properties original features.
- Good size private gardens offering idyllic views over Oxfordshire Countryside.
- Study.
- Detached home office/studio with shower room.
- Large garage and car port.
- Three reception rooms.
- Impressive country home.



The Location

Some material information to note: Grade II listed. Oil fired central heating. Mains water, mains electrics. Septic tank drainage. Offcom checker indicates standard and ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has parking and a garage. The government portal generally highlights this as a very low risk address for flooding. 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. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



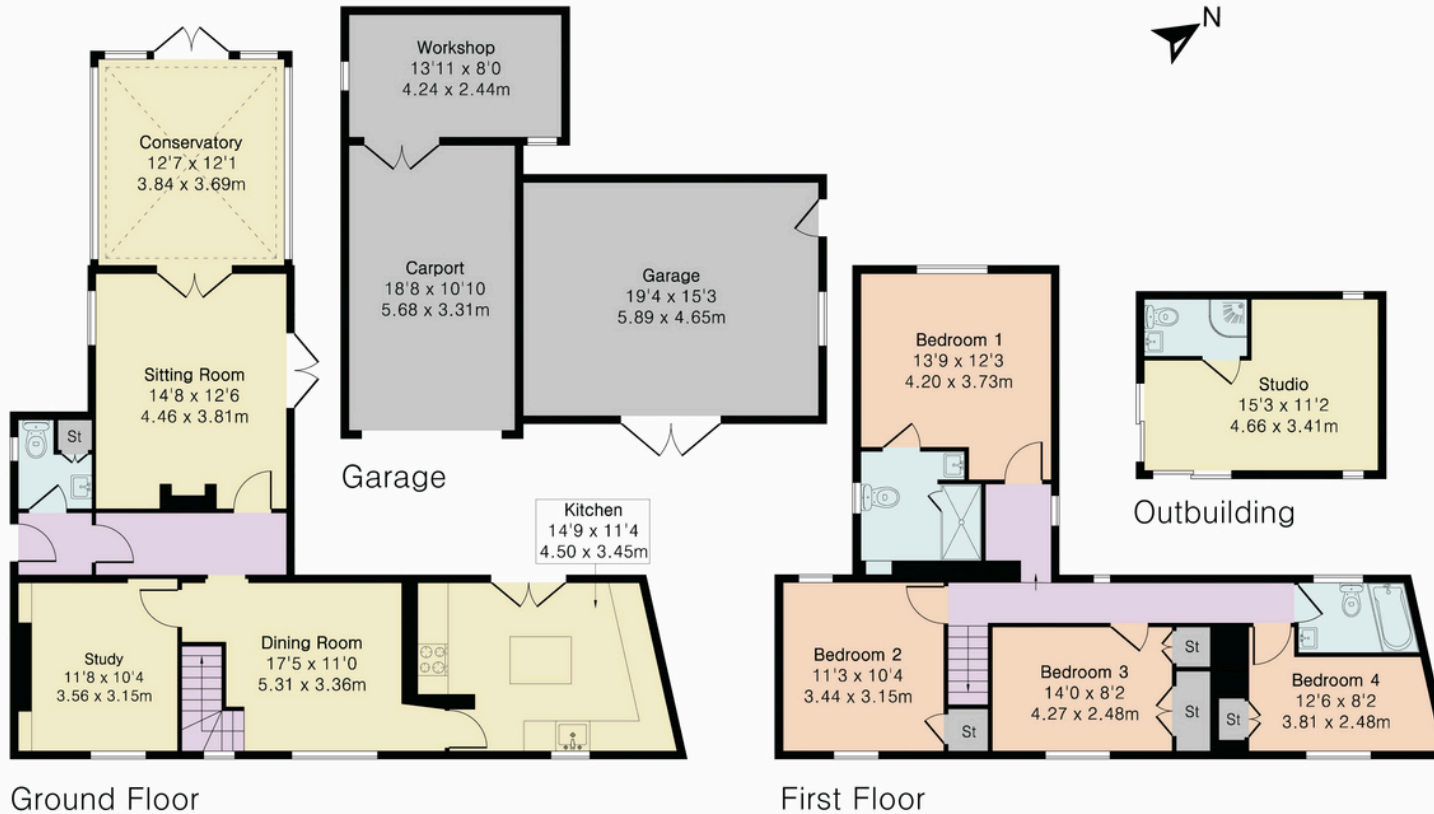
**Approximate Gross Internal Area 1646 sq ft - 153 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 935 sq ft – 87 sq m

First Floor Area 711 sq ft – 66 sq m

Garage Area 406 sq ft – 38 sq m

Outbuilding Area 171 sq ft – 16 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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