



School Yard, Stadhampton, Oxford, OX44 7TT

Welcome to

School Yard, Stadhampton, Oxford

The property requires updating throughout and offers flexible accommodation over three floors. The wealth of exposed beams throughout the original building from the walls to the ceilings offers the charm for this cottage and with the 20th century single storey extension with the potential to create a ground floor annex. The accommodation comprises: entrance porch, 21ft sitting room with fireplace, 18ft kitchen, dining room, study, shower room and ground floor bedroom. To the first floor is two double bedrooms and family bathroom and a third double bedroom on the second floor. Outside is a courtyard garden to the rear and main garden is set to the front along with the driveway parking.

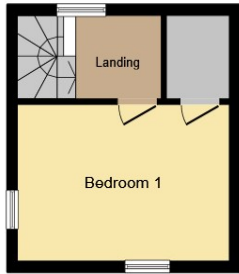




Ground Floor



First Floor



Second Floor



Entrance Porch

Sitting Room

21' x 12' 9" narrowing to 8' 5" (6.40m x 3.89m narrowing to 2.57m)

Kitchen

18' 3" x 8' 9" (5.56m x 2.67m)

Dining Room

16' 7" x 8' 5" (5.05m x 2.57m)

Study

8' 4" x 8' 5" narrowing to 5' 7" (2.54m x 2.57m narrowing to 1.70m)

Bedroom

9' 5" x 8' 5" (2.87m x 2.57m)

Shower Room

Landing

Bedroom

11' 2" x 10' 6" (3.40m x 3.20m)

Bedroom

11' x 10' 5" (3.35m x 3.17m)

Bathroom

Second Floor

Bedroom

14' x 10' minimum-height restricted (4.27m x 3.05m minimum-height restricted)

Courtyard Rear Garden

Garden And Driveway Parking To

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

School Yard, Stadhampton, Oxford

- 17th Century
- Grade II Listed
- 3 / 4 Reception Rooms
- 3 / 4 Bedrooms
- Wealth of Exposed Beams Throughout

Tenure: Freehold EPC Rating: Exempt

offers in excess of

£600,000



Location

Stadhampton is an attractive village situated about 8 miles south east of Oxford. The village is within easy reach of the Oxford school run. Oxford, Thame, and Wallingford offer excellent shopping and recreational facilities. Stadhampton also has an excellent pub/restaurant called The Crazy Bear and Raymond Blanc's renowned Le Manoir Quatre Saisons is in nearby Great Milton. There is also an M&S shop and garage in the village. Other local amenities include an excellent primary school and preschool, community hall and a playground.

Local schools are numerous and include The Oratory, Moulsoford, Cranford House and Chandlings Manor. There is a wide selection in Oxford and Abingdon, including The Dragon, Summerfield's, Magdalen College School, Oxford High, Headington, St Edward's, Radley, St Helens and Abingdon. Wycombe Abbey, Eton, Harrow & Stowe are also within easy reach to name a few.

M40 (J7) 5.5 miles, Wallingford 7 miles, Oxford 8.5 miles, Didcot (Mainline Station to London Paddington fastest in 37minutes - average 57 minutes) 10 miles, Haddenham and Thame Parkway 11 miles. (All distances and times are approximate).



Please note the marker reflects the postcode not the actual property

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Property Ref:
WLF104461 - 0003

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