



Newington Road, Stadhampton, Oxford OX44 7US

Welcome to

Newington Road, Stadhampton, Oxford

This four bedroom semi-detached home sits back off the road and has been extended over the years with the addition of a loft conversion but also has the further scope for enlargement(stp). The accommodation comprises: large entrance hall with under stairs utility area, bay fronted sitting room with feature tiled open fireplace, dining room, kitchen and conservatory. First floor landing leads to three bedrooms and newly fitted shower room, stairs leading to second floor bedroom. Outside to the front is a 40ft driveway with lawned area and Monkey Puzzle Tree, to the rear is a 50ft enclosed garden, garage and newly installed timber home office/gym.





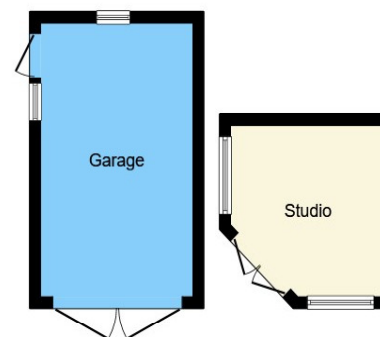
Ground Floor



First Floor



Second Floor



Outbuilding

Large Entrance Hall

Sitting Room

13' into Bay narrowing to 11' 4" x 11' 4" (3.96m into Bay narrowing to 3.45m x 3.45m)

Dining Room

11' 11" x 11' 4" (3.63m x 3.45m)

Kitchen

8' 9" x 6' 4" (2.67m x 1.93m)

Conservatory

16' x 8' 1" (4.88m x 2.46m)

Landing

Bedroom 1

11' 10" x 11' 10" narrowing to 11' (3.61m x 3.61m narrowing to 3.35m)

Bedroom 2

11' 4" x 10' 5" (3.45m x 3.17m)

Bedroom 4

7' 4" x 6' 2" (2.24m x 1.88m)

Shower Room

Landing

Bedroom 3

15' (part restricted head height) x 11' plus recess area (4.57m (part restricted head height) x 3.35m plus recess area)

Outside Front And Rear Garden

Garage

Summer House/Home Office

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

Newington Road, Stadhampton, Oxford

- Four Bedroom Semi Detached Home
- Stunning Countryside Views
- Great Access to both Oxford and the M40
- Home Office / Gym
- Well Regarded Primary School

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£490,000

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.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WLF104910



Property Ref:
WLF104910 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **allen & harris**



01491 835135



wallingford@allenandharris.co.uk



6 St. Marys Street, WALLINGFORD, Oxfordshire,
OX10 0EL



allenandharris.co.uk