



**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.

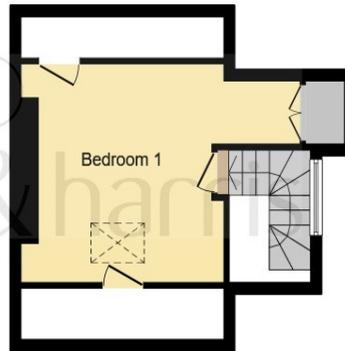




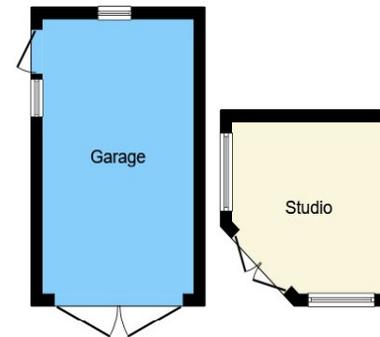
**Ground Floor**



**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

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Property Ref:  
WLF104910 - 0003

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