



School Yard, Stadhampton, Oxford OX44 7TT

Welcome to

School Yard, Stadhampton, Oxford

**** Guide Price £350,000 to £375,000**** A rare opportunity to acquire this circa 17th Century timber framed three storey home situated just off School Lane and a stones throw from the village centre. 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.



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 is not to rely upon its own inspection. Elected by www.fairdealers.com





Ground Floor



First Floor



Second Floor

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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/Bed 5

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

Bedroom 4

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

Shower Room

Landing

Bedroom

11' 2" x 10' 6" plus wall to wall wardrobes (3.40m x 3.20m plus wall to wall wardrobes)

Bedroom

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

Bathroom

Second Floor

Bedroom

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

Courtyard Rear Garden

Garden And Driveway Parking To

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 17th Century
- Grade II Listed

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: E

guide price

£350,000

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WLF104976 - 0005

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