



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Lucerne Drive, Stadhampton, Oxfordshire OX44 7QT



SITUATION

Located in the heart of Stadhampton, the property is within walking distance of its many amenities. The village boasts a traditional village green with play area, primary school and preschool, church, petrol station and an M&S Simply Food. It is also home to the popular Crazy Bear Hotel, restaurant and farm shop.

Stadhampton is a thriving Oxfordshire village with lovely local walks through open countryside, which surrounds the area. Situated just 8 miles away from Oxford city centre with its beautiful historic centre and wealth of shops and amenities, Stadhampton also offers easy access to the M40 at Junction 7. Fast trains from nearby Haddenham and Thame parkway will reach Marylebone in just over 30 minutes and there are numerous independent schools in both Oxford and Abingdon within easy reach.

Bedrooms 4 | Bathrooms 2 | Receptions 4 | EPC C



PRACTICAL space, great PROPORTIONS and quiet POSITION, Lucerne Drive covers all of the '3 P's'! A four bedroomed, detached, modern house, this is a perfect family home with lots of square footage to make your own. Tucked away down a quiet residential road with just seven other large family homes, the property is very well presented throughout.

Lucerne Drive itself is a well kept, tree lined road and the approach to the house is immensely appealing. A short driveway leads to a large, gravelled parking area in front of the property along with an extremely useful double garage and well-tended front garden space.

On entering the property, you'll find a good-sized home office to the right, which would equally make an excellent playroom/game rooms space. The extremely large, 30ft living room is on the left of the home and stretches from the front, right to the back of the house. A welcoming, comfortable space, it leads into the very generous conservatory which offers lovely views out onto the garden. The kitchen is fully fitted with country style oak units and the room opens up onto the dining area, creating a sociable, family centred space. There is also a separate utility area which has a convenient outside door - perfect for taking off muddy boots and drying off the dog after a country walk!

Upstairs, there are four double bedrooms, all with excellent proportions. The principal bedroom is particularly generous with large built-in cupboards and a Jack and Jill ensuite bathroom, shared with bedroom two. The family bathroom is well appointed and fitted with a bath and separate shower.

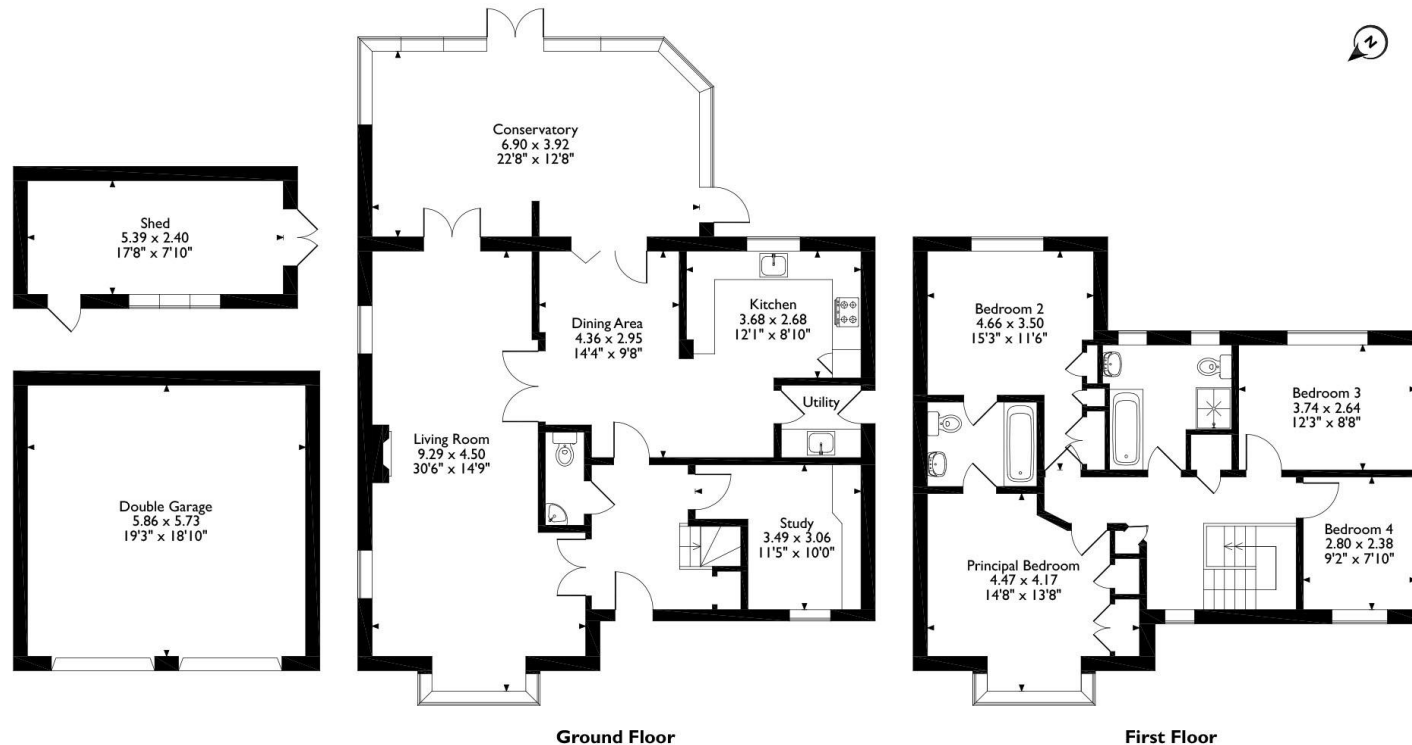
The outside space is extremely attractive, with a large lawn, beautiful well-maintained borders and a number of raised beds - all in all, perfect for the keen gardener and family alike.



3 Lucerne Drive, Stadhampton, Oxford, Oxfordshire

Approximate Gross Internal Area
 Main House = 183 Sq M/1969 Sq Ft
 Garage = 34 Sq M/366 Sq Ft
 Outbuilding = 13 Sq M/140 Sq Ft
 Total = 230 Sq M/2475 Sq Ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Services: Mains gas and mains drainage

Local Authority: South Oxfordshire District Council

Council Tax Band: G

VIEWINGS STRICTLY BY APPOINTMENT

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

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