



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Anchor Gate, The Green, Stadhampton, OX44 7UW





## STADHAMPTON

Anchor Gate enjoys open views over the village green and is within walking distance of its many amenities. These include a primary school and preschool, church/village hall, petrol station and an M&S Simply Food, together with the locally renowned Crazy Bear hotel/restaurant and farm shop.

Stadhampton is a thriving Oxfordshire village benefiting from easy access to the M40 which provides a fast route to London and the Midlands. It is situated c.8 miles from Oxford which has extensive shops, theatres, museums and many recreational facilities and c.9 miles from the bustling market town of Thame.

There is a train service from Haddenham & Thame Parkway to Marylebone (c.45 minutes) and Didcot to Paddington. The Oxfordshire Golf Club and Waterstock Golf Club are nearby.

| Bedrooms 2 | Bathrooms 1 | Receptions 1 |





## ANCHOR GATE

Anchor Gate is charm personified. Situated in an enviable position with views over the village green, this period home is full of original features and is believed to date back to the 17th century.

The ground floor accommodation includes a warm and cosy triple aspect sitting room with exposed beams, a brick lined inglenook fireplace with wood burning stove and staircase leading to the first floor.

The cottage style kitchen includes terracotta tiled flooring and a matching range of fitted base and wall mounted units, butler sink complemented by solid timber work surfaces and breakfast bar. The kitchen overlooks the pretty enclosed front garden and village green beyond. There is also a separate room to the right of the kitchen, which would make a perfect study or 2nd bedroom.

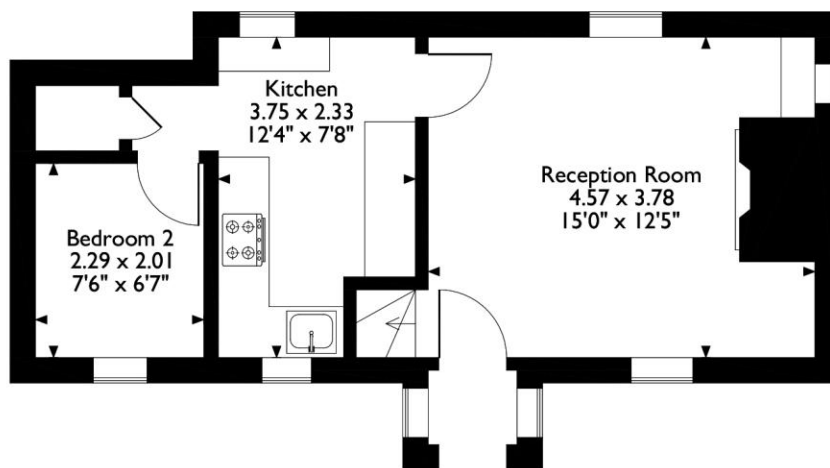
Upstairs, the light and airy master bedroom is generous in size and includes exposed wall and ceiling beams. There is also a tastefully refitted contemporary shower room and spacious landing.

The property is approached via a gravel track across the village green and benefits from off street parking. The generous front garden is predominantly laid to lawn with a secluded decked sun terrace perfect for al fresco dining and outside store in an adjacent brick shed.

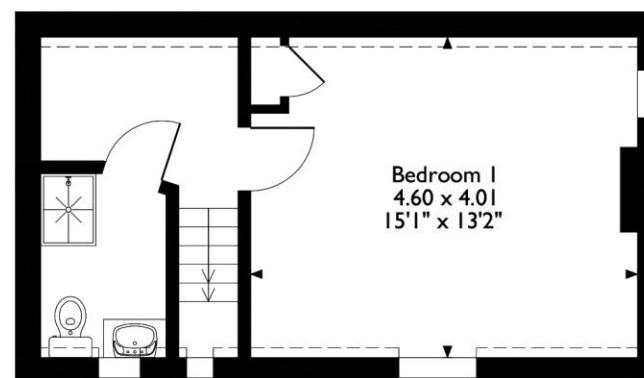
This is a well-connected character cottage quietly tucked away with a super garden AND with the added benefit of planning permission already approved for a ground floor extension (Ref: P23/S4165/LB). Anchor Gate is a fantastic opportunity, book your viewing today.



Anchor Gate, The Green Stadhampton, Oxford  
Approximate Gross Internal Area  
60 Sq M/646 Sq Ft



**Ground Floor**



**First Floor**

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:** D

**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.

Morgan & Associates  
The Old Post Office, Haseley Road, Little Milton, Oxon OX44 7PP  
Tel: 01844 279990 | Email: [property@morganandassociates.co.uk](mailto:property@morganandassociates.co.uk)  
[www.morganandassociates.co.uk](http://www.morganandassociates.co.uk)



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