



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

Crown House, Thame Road, Stadhampton, OX44 7TX



## SITUATION

Located in the heart of Stadhampton, Crown House is within walking distance of Stadhampton's many amenities, which includes a village green with play area, primary school and preschool, church, 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 Thame, which has comprehensive shopping facilities including a Waitrose supermarket.

There is a train service from Haddenham & Thame Parkway to Marylebone and Didcot to Paddington. The Oxfordshire Golf Club and Waterstock Golf Club are nearby and there is an excellent selection of independent schools in Oxford and Abingdon.

**Bedrooms 4 | Bathrooms 2 | Receptions 1 | EPC C**



## DESCRIPTION

Crown House is a light and airy four double bedroom family home with an immaculate modern feel. Inside, the house is warm and welcoming and includes an entrance hall with underfloor heating, guest cloakroom, generous dual aspect sitting room with patio doors opening onto the garden and a smart fully fitted kitchen with matching range of base and wall units providing ample storage. Fitted appliances include, hob, extractor fan, fridge freezer, double oven, dishwasher and washing machine.

Upstairs, the principal bedroom is a fabulous space with large wardrobe, generous square footage and well-appointed ensuite shower room with underfloor heating. There are 3 further double bedrooms and as throughout the rest of the property, the contemporary family bathroom is immaculate with bath and shower overhead.

Externally there is a private enclosed rear garden, which is predominantly laid to lawn with paved terrace, perfect for al-fresco dining. The property also benefits from driveway parking. Crown House is a super detached home in a vibrant village, book your viewing today.

**SERVICES:** Mains gas and mains drainage.

**LOCAL AUTHORITY:** South Oxfordshire District Council.

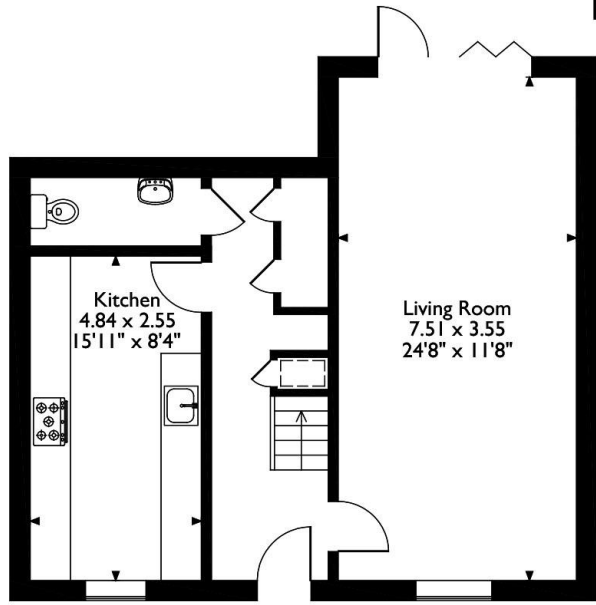
**COUNCIL TAX BAND:** F

**VIEWINGS STRICTLY BY APPOINTMENT WITH MORGAN & ASSOCIATES.**

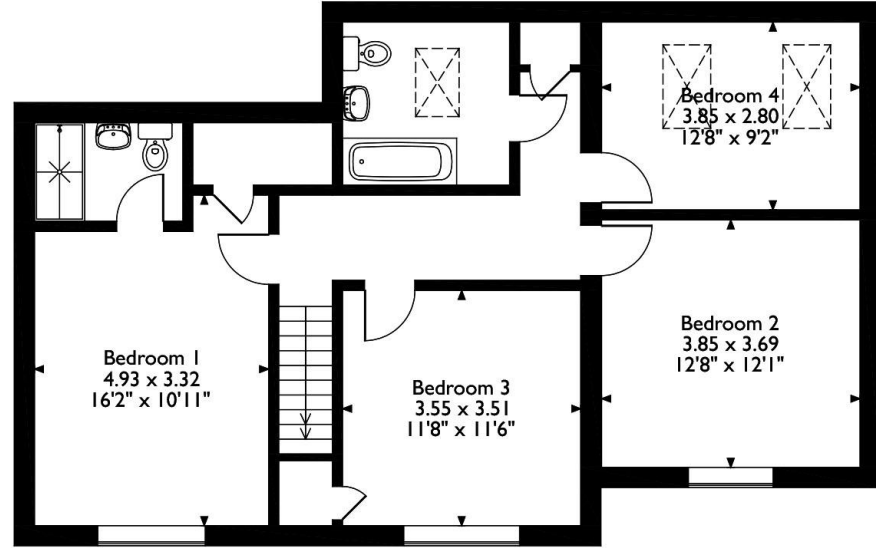


# Crown House, Thame Road Stadhampton, Oxford, Oxfordshire

Approximate Gross Internal Area  
136 Sq M / 1464 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>		78	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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)



**MORGAN & ASSOCIATES**  
VILLAGE PROPERTY CONSULTANTS