



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

The Gables, Cat Lane, Stadhampton, OX44 7UN

STADHAMPTON

The Gables is peacefully tucked away down a quiet no through lane in the popular village of Stadhampton.

Stadhampton has a thriving local community, a wealth of attractive period property and is surrounded by lovely walks in open countryside.

The village's many amenities, includes a village green with play area, primary school and preschool, church, petrol station and an M&S Simply Food. It is also home to the fashionable Crazy Bear Hotel, restaurant and The Wild Pig farm shop, just 8 miles away from Oxford city centre and c.9 miles from Thame, which has comprehensive shopping facilities including a Waitrose supermarket.

It's an easily commutable location with junction 7 at the M40 just a short drive away and fast trains from nearby Haddenham and Thame Parkway which reach London Marylebone in just over 30 minutes.

The Oxfordshire Golf Club and Waterstock Golf Club are nearby.

SITUATION

- Oxford c.8 miles
- Thame c.7 miles
- London c.52 miles
- M40 J7 c.2 miles

SCHOOLING

Along with the village primary school and preschool, there is an excellent selection of independent schools in nearby Oxford and Abingdon (both c.8 miles distant).

- The Dragon
- St Edwards
- Oxford High
- Summerfield's
- Headington Girls School
- Cothill
- Radley College
- Abingdon





THE GABLES

A sensational, luxury home in a peaceful countryside location.

The Gables is a large four bedroom home (with separate one bedroom annexe) in a generous private plot, in the very popular south Oxfordshire village of Stadhampton.

The Gables is tucked away down a quiet lane, across the village green and at the end of a single track no-through road which is home to only a few other properties. Enter through the large electric gates and the house itself is instantly striking - large, detached, modern in look and feel. The attractive grey slate roof complements the painted facade and deep graphite windows, all set in a generous plot. While the house is mere moments from the village itself, the location here feels a world away - quiet, peaceful and surrounded by countryside. The private gravelled driveway is huge, with parking for multiple cars. The property also has a large, newly built garage with separate storage area which has been cleverly constructed with a one bedroomed annexe upstairs - perfect for visiting guests, relatives or even as a separate office space.

The interior of the property stuns from the moment you step through the imposing front door. A large, bright hallway has more than a feel of luxury, with marble flooring and bespoke walnut doors fitted into the built in cupboards. This home has been thoughtfully designed with a family in mind, practical and liveable but with no expense spared throughout. The living room is on the right of the property and at nearly 20 feet in length, it is a gorgeous space with warm, solid wood herringbone parquet. Through double doors to the 'snug' in the middle of the ground floor (a perfect child's playroom) and from there you reach the rear of the property with a vast, open plan kitchen dining area, complete with full width bi-fold doors out on to the gorgeous garden.

The kitchen itself is a masterpiece. Fitted with traditional, shaker style doors, deep cornicing and a large kitchen island all beautifully painted in 'farrow and ball' shades with brass handles and accessories. A bespoke marble worktop runs throughout the kitchen which is fitted with high end appliances. It's a beautiful room that speaks of a quality



refurbishment but is also a well thought out kitchen design that will please the keen cook.

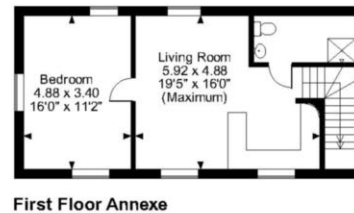
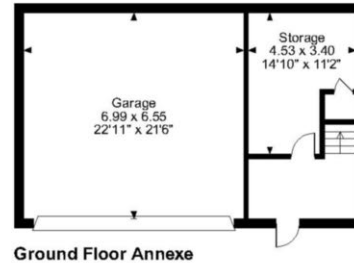
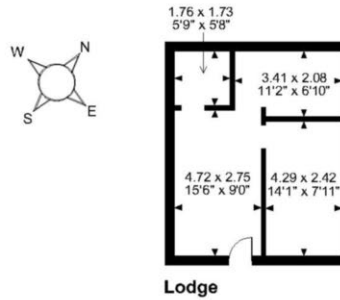
Upstairs, the house is equally well thought through with four bedrooms, all fitted with new, deep soft carpeting, built-in wardrobes and a very high-end finish to the decor. The principal bedroom is particularly spectacular - fitted with mirrored fretwork cupboard doors on the built-in wardrobes. The beautiful countryside view from this room has been made a full feature with floor to ceiling doors which open onto a glass Juliette balcony. The bathroom is generous (fitted with a separate shower and bath) and fully tiled with a mix of marble and stylish large modern tiles. There is also the bonus of an additional shower room.

The house sits mid-way through its generous plot with a large newly lawned garden to the rear, perfect for sunny days with the family and with plenty of space for a keen gardener to make their own - as well as room for a football net or even a swimming pool! The rear of the property flows beautifully out onto the garden, creating a stunning inside/outside space.

This is a stunning home in a quiet corner of a popular village, beautifully designed and recently renovated to an extremely high standard. Offering space and style in abundance, book your viewing today.



The Gables, Cat Lane Stadhampton, Oxford
 Approximate Gross Internal Area
 Main House = 2663 Sq Ft/247 Sq M
 Garage = 493 Sq Ft/46 Sq M
 Annexe = 781 Sq Ft/73 Sq M
 Lodge = 373 Sq Ft/35 Sq M
 Total = 4310 Sq Ft/401 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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SERVICES

Mains gas, mains water and mains drainage.

LOCAL AUTHORITY

South Oxfordshire District Council

TAX

Band G

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