



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

8 The Laurels, Stadhampton, OX44 7XP





## STADHAMPTON

Located in the heart of Stadhampton, the property is within walking distance of its many amenities. The village boasts a traditional village green with fantastic new playground area, primary school and preschool, church/village hall, 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 5 | Bathrooms 3 | Receptions 3 | EPC D**





## 8 THE LAURELS

PRACTICAL space, great PROPORTIONS and quiet POSITION, 8 The Laurels covers all of the '3 P's'! A five 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 close with just 9 other homes.

Inside, the house has a warm and welcoming feel and it is very well presented throughout. The accommodation includes an entrance hall with guest cloakroom, a light and airy sitting room with open fireplace, a 2nd reception room/snug, which would make an excellent playroom with French doors opening out onto the garden.

To the rear of the property is the large kitchen, which is fitted with modern units, built in appliances and provides bags of space along with a separate utility area. The kitchen flows seamlessly from the dining room, creating a sociable, family centred space.

Upstairs, there are four double bedrooms, all with excellent proportions and a potential fifth bedroom currently set up as a dressing room/home office with generous fitted cupboard space. The principal bedroom is a good size and benefits from an ensuite bathroom, with bath and separate shower. There is also an ensuite shower room to bedroom 2 and a well-appointed family bathroom.

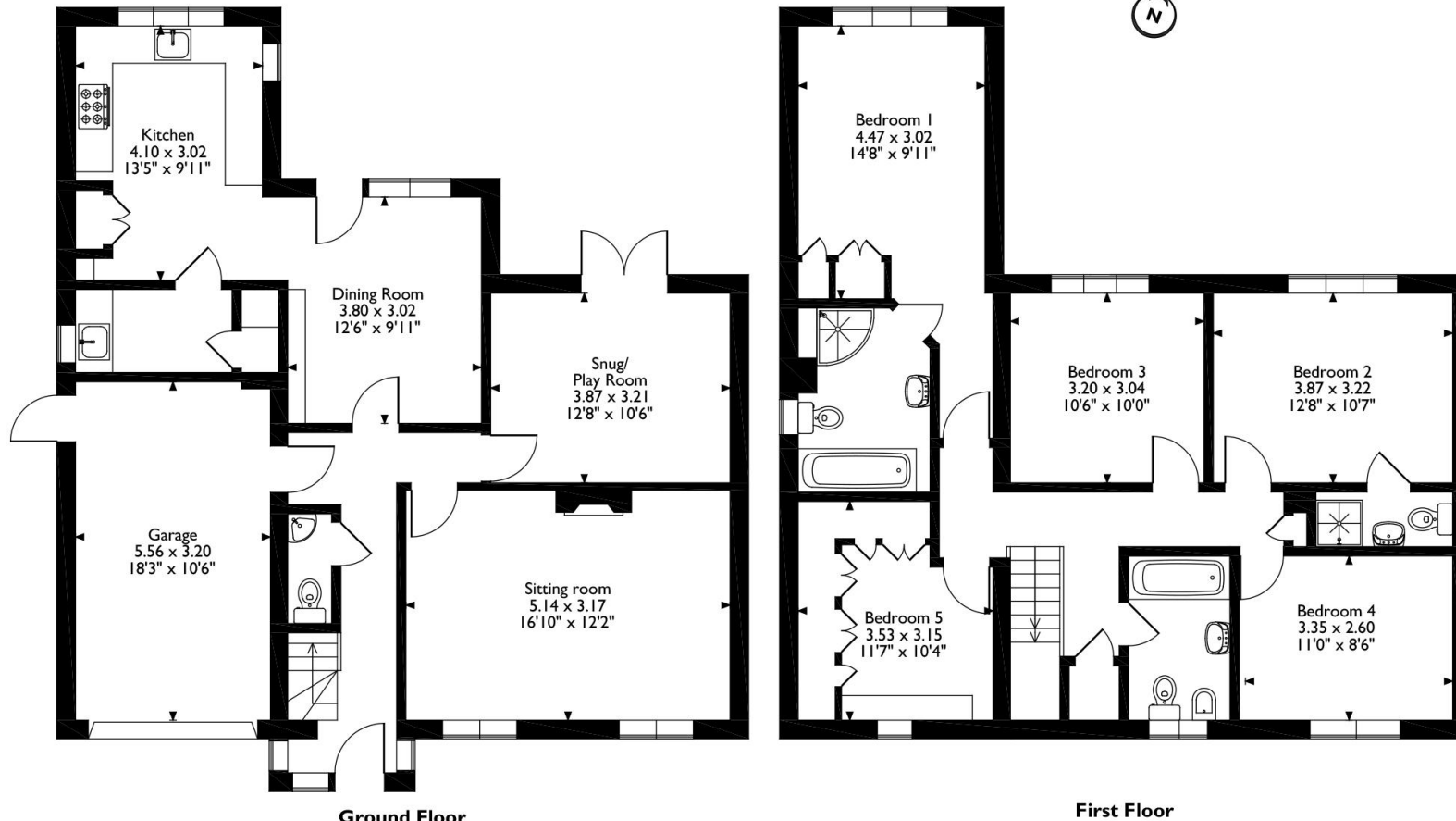
Outside, there is an attractive low maintenance lawned garden with decked terrace, single integral garage with convenient side door access and ample driveway parking.

This is a fantastic detached home which 'ticks' so many 'must haves' on buyers' wish lists!





8, The Laurels, Stadhampton, Oxford, Oxfordshire  
Approximate Gross Internal Area  
179 Sq M/1927 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>		
(69-80) <b>C</b>		
(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
	66	78

## SERVICES

Mains gas, mains water and mains drainage.

Google Home UniFi Wi-Fi network, which supports the heating and CCTV system

South Oxfordshire District Council

Council Tax Band E

**VIEWINGS STRICTLY BY APPOINTMENT THROUGH MORGAN & ASSOCIATES**

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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