



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

3 Warren Hill, Stadhampton, OX44 7UT



STADHAMPTON

3 Warren Hill is ideally situated on a peaceful no through road within walking distance of the village's many amenities. Stadhampton boasts a traditional village green with fantastic play 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 Wild Pig 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 30minutes and there are numerous independent schools in both Oxford and Abingdon within easy reach.

Bedrooms 5 | Bathrooms 2 | Receptions 3 | EPC C



3 WARREN HILL

A modern detached property offering generous proportions, flexible living spaces and an ideal layout for family living. Situated on a quiet residential no through lane, set back from the main village road, this superb home is ready to move into and make the generous space your own.

On the ground floor, there are three separate reception rooms, including a stunning 25ft sitting room filled with natural light and French doors opening onto the sunny garden room. Adjoining the main sitting room is a smaller cosy space, perfect for use as a playroom or study, and across the hallway to the front of the house, a family room/snug provides an ideal breakout space for both adults and children.

At the heart of the home is the spacious open-plan kitchen diner - a large, sociable space complete with a well-appointed modern kitchen and ample room for a dining table to fit the whole family around. A handy utility room is tucked away off the kitchen and keeps day-to-day chores discreetly out of sight.

Upstairs, five bedrooms provide excellent family accommodation. The principal bedroom benefits from an en-suite shower room, while the remaining rooms are served by a contemporary family bathroom with bath and separate shower.

Outside, you'll find a lovely lawned garden, ideal for children to play or for summer entertaining. A detached garden room/studio provides additional flexibility for use as a home office, gym, or guest accommodation. This house is immensely practical in every way, so you won't be surprised that there is ample parking for a number of cars to the front.



3, Warren Hill, Stadhampton, Oxford, Oxfordshire
 Approximate Gross Internal Area
 Main House = 207 Sq M/2228 Sq Ft
 Annex = 42 Sq M/452 Sq Ft
 Outbuilding = 4 Sq M/43 Sq Ft
 Total = 253 Sq M/2723 Sq Ft



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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	83
(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	

SERVICES

Mains gas, mains water and mains drainage.

South Oxfordshire District Council

Council Tax Band E

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

Morgan & Associates

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