



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

2 Crown Terrace, Stadhampton, OX44 7TY



STADHAMPTON

Stadhampton is a popular village set amidst beautiful countryside, just 20 minutes from the centre of Oxford. The village is home to the Crazy Bear hotel and restaurant, as well as a farm shop, and is surrounded by an array of charming period properties around the traditional village green and beyond.

2 Crown Terrace is within walking distance of a range of local amenities, including a primary school and preschool, church and village hall, petrol station, and an M&S Simply Food.

The village benefits from excellent road connections, with easy access to the M40 providing a fast route to London and the Midlands. Oxford is approximately 8 miles away, while the bustling market town of Thame is around 9 miles distant. For rail travel, Haddenham & Thame Parkway provides services to London Marylebone.

Bedrooms 3 | Bathrooms 1 | Receptions 1 | EPC D



2 CROWN TERRACE

2 Crown Terrace is an attractive double fronted mid-terraced cottage with three bedrooms, off-street parking and a pretty exterior, offering an excellent opportunity to purchase a home to 'make your own' in this popular village setting.

The property has been a much-loved home and now requires updating, presenting superb scope for modernisation.

The front sitting room is a generous size with an open fireplace, leading through to the kitchen/dining room. Beyond, a hallway with garden views gives access to a cloakroom and a sizeable separate utility room. The kitchen/utility room in particular offers the chance for a complete refit and reconfiguration to maximise layout and functionality.

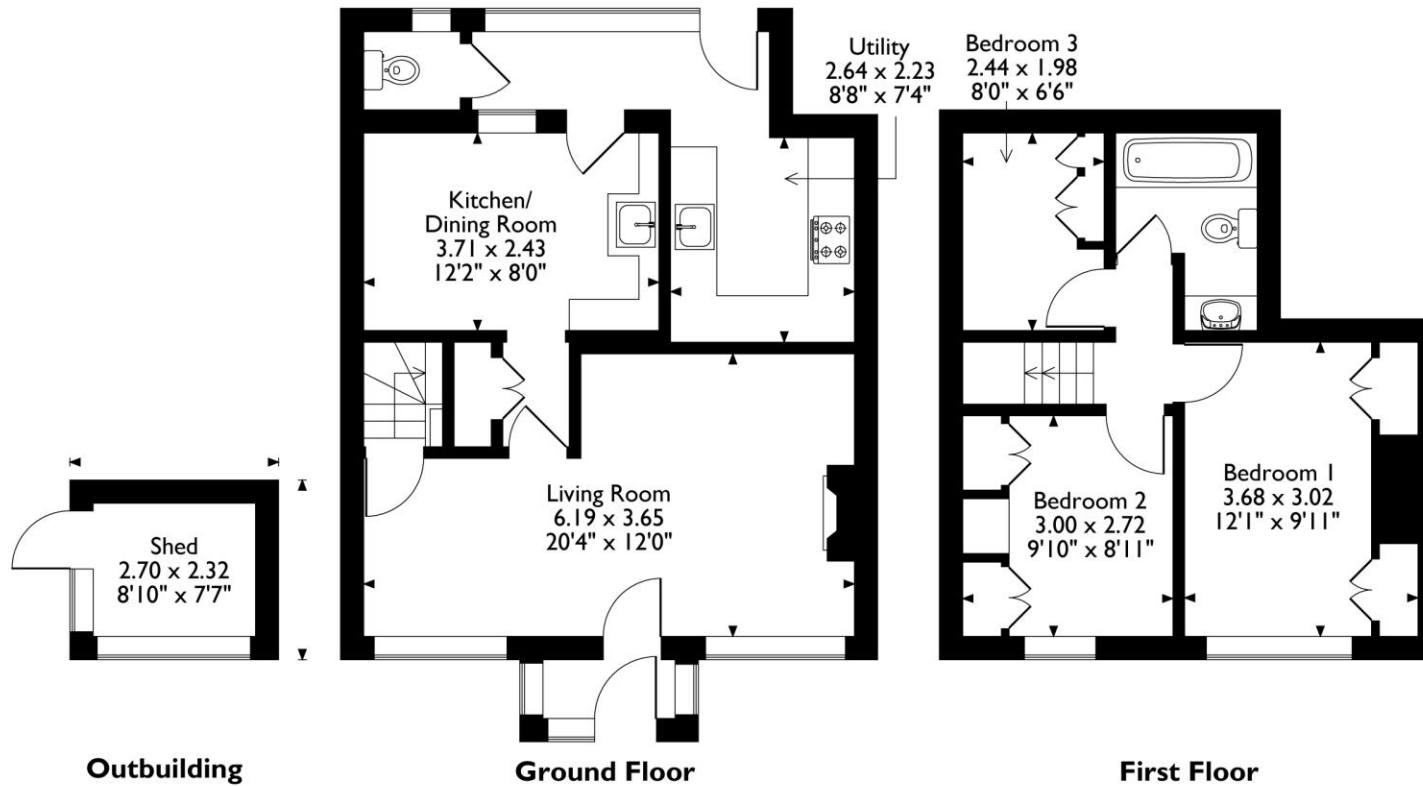
Upstairs, the principal bedroom is a good-sized double with fitted wardrobes, alongside a second double bedroom and a third single bedroom to the rear, all served by the family bathroom.

Outside, the rear garden is of good proportions, low-maintenance and private, with a useful shed at the far end.

2 Crown Terrace represents an exciting and affordably priced opportunity to create a dream cottage – whether as a first home, a downsize project, or an investment.



2, Crown Terrace, Stadhampton, Oxford, Oxfordshire
 Approximate Gross Internal Area
 Main House = 83 Sq M/893 Sq Ft
 Outbuilding = 4 Sq M/43 Sq Ft
 Total = 87 Sq M/936 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C		
(55-68) D	58	
(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 C

RIGHT OF WAY

There is a right of way across the rear gardens of No.2 and No.3 Crown Terrace.

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.

Morgan & Associates

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