



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Honey Cottage, School Lane, Stadhampton, OX44 7TR



STADHAMPTON

Honey Cottage enjoys a central location and is within walking distance of the village's many amenities. The village boasts 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. The coach and Horses pub/hotel at Chiselhampton is also within walking distance.

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 and c.9 miles from Thame, which has comprehensive shopping facilities including a Waitrose supermarket. Stadhampton is also within easy reach of the historic market town of Wallingford.

There is a train service from Haddenham & Thame Parkway to Marylebone (c.45 minutes) and Didcot to Paddington.

Bedrooms 1 - 2 | Bathrooms 2 | Receptions 1



HONEY COTTAGE

A charming semi-detached Grade II listed thatched cottage, tucked away on a quiet no through road in the heart of this popular village with thriving community.

Behind its pretty façade lies a cosy sitting room with exposed central beam and a newly fitted dual aspect kitchen, which catches the light beautifully and opens directly onto the pretty cottage gardens. A stylish new shower room completes the ground floor.

Upstairs, there is a double bedroom overlooking the garden, together with a spacious landing, ideal as a dressing area or study space.

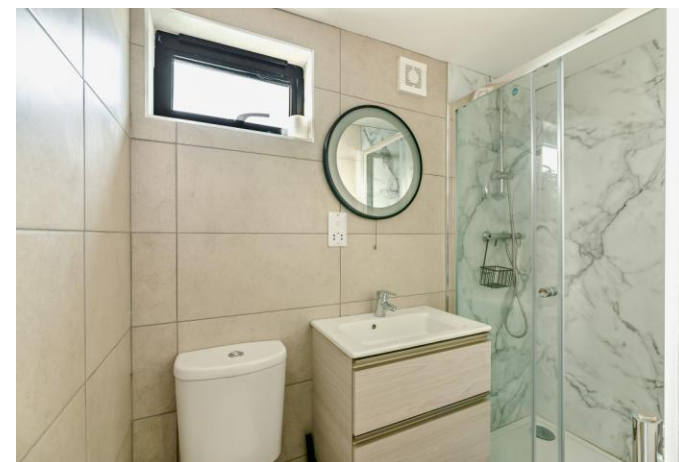
Of particular note are the generous cottage gardens, planted with fruit trees and bursting with seasonal colour. There is also an impressive garden studio/gym with bathroom, offering excellent space for hobbies, guests or working from home, together with a brick store.

Accessed via a footpath to the front of the neighbouring cottage, Honey Cottage is a truly unique home – full of character and not to be missed.

SERVICES

Electric heating, mains water and mains drainage.

South Oxfordshire District Council
Council Tax Band B



Honey Cottage, School Lane, Stadhampton, Oxford, Oxfordshire

Approximate Gross Internal Area

Main House = 44 Sq M/474 Sq Ft

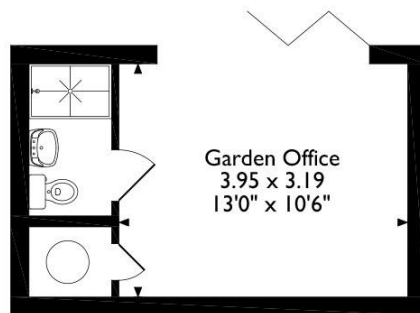
Outbuilding = 22 Sq M/237 Sq Ft

Not Use Area = 6 Sq M/65 Sq Ft

Total = 72 Sq M/776 Sq Ft

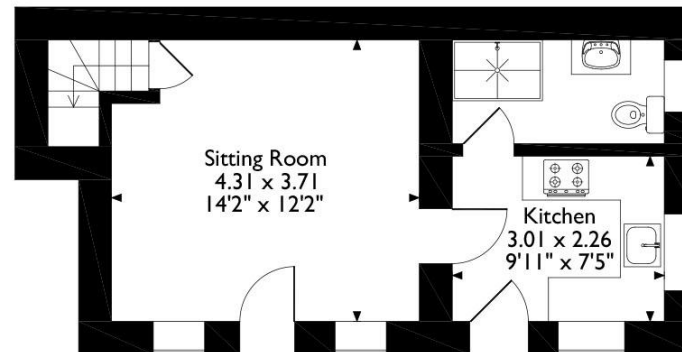


Garden Store
2.52 x 1.99
8'3" x 6'6"



Garden Office
3.95 x 3.19
13'0" x 10'6"

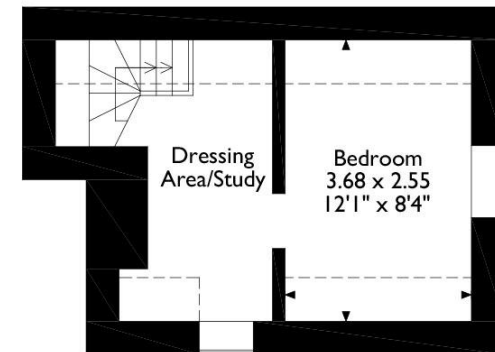
Outbuilding



Sitting Room
4.31 x 3.71
14'2" x 12'2"

Kitchen
3.01 x 2.26
9'11" x 7'5"

Ground Floor



Dressing
Area/Study

Bedroom
3.68 x 2.55
12'1" x 8'4"

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.

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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