



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

**Cedar Tops, Mill Lane, Stadhampton, OX44 7UP**



A rare opportunity to purchase a five-bedroom detached home, offered for sale for the first time in nearly 70 years. This property offers scope to personalise and is set on a generous 0.4-acre plot with triple garaging, quietly tucked away on a private no-through road in the popular village of Stadhampton.

## STADHAMPTON

Stadhampton is a popular village with a thriving community, surrounded by beautiful countryside and located just 20 minutes from the centre of Oxford. It is a convenient and well-connected location, with easy access to the M40 providing swift routes to London and the Midlands. The village lies approximately 8 miles from Oxford, offering an extensive range of shops, theatres, museums and recreational facilities, and around 9 miles from the bustling market town of Thame.

Cedar Tops is within walking distance of the village's excellent amenities. Stadhampton benefits from a traditional village green with a fantastic new playground, a primary school and preschool, church and village hall, petrol station and an M&S Simply Food. The village is also home to the popular Crazy Bear Hotel, restaurant and farm shop.

Fast rail services from nearby Haddenham & Thame Parkway reach London Marylebone in just over 30 minutes. There is a wide choice of highly regarded independent schools in Oxford and Abingdon within easy reach. Recreational opportunities are plentiful, with The Oxfordshire Golf Club and Waterstock Golf Club both close by.







## CEDAR TOPS

Tucked away beyond the village green along a quiet private lane, Cedar Tops is ideally located within walking distance of Stadhampton's many amenities.

This much-loved home now requires updating, offering superb scope for modernisation. With generous living space and a flexible layout, there is plenty of potential to reconfigure the interior, improve the property, or extend (subject to the necessary planning permissions).

The ground floor comprises a spacious entrance hall with guest cloakroom, a well-proportioned semi-open plan sitting/dining room, a triple-aspect sun room with views over the garden, and a kitchen leading through to a utility area.

Of particular note is the generously sized plot, with views over the neighbouring paddock. The garden extends to the front of the property and includes ample driveway parking, a triple garage, and a single stable with store room. The garage could potentially be converted into a separate annexe, subject to the necessary planning consents.

Upstairs, the property offers five bedrooms and two bathrooms.

Offered with no onward chain, Cedar Tops presents a rare and exciting opportunity to create a wonderful family home.

## SCHOOLING

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

- The Dragon
- St Edwards School
- Oxford High School
- Magdalen College School
- Headington Rye Oxford
- St Helen & St Katharine
- Radley College
- Abingdon School







## FEATURES

- No onward chain
- Detached home on a peaceful private no through lane
- Scope for modernisation and extension STPP
- Five bedrooms and two bathrooms
- Open plan sitting room/dining room with potential for reconfiguration
- Sun/garden room
- Kitchen with utility room
- Plot of c.0.4 acres with front garden and generous driveway parking
- Triple garaging
- Stable with store room
- Within walking distance of the village's amenities
- Excellent access to London from J7 of M40



Cedar Tops, Mill Lane, Stadhampton, Oxford

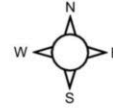
Approximate Gross Internal Area

Main House = 2364 Sq Ft/220 Sq M

Garage = 740 Sq Ft/69 Sq M

Stables = 315 Sq Ft/29 Sq M

Total = 3419 Sq Ft/318 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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## SERVICES

Mains gas, mains water and mains drainage.

## LOCAL AUTHORITY

South Oxfordshire District Council

## TAX

Council tax band G

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

Morgan & Associates

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