

The Stables

STADHAMPTON • OXFORDSHIRE



THE STABLES

STADHAMPTON, OXFORDSHIRE

A Magnificent ,17th Century, Five Bedroom Detached House

Family Room • Sitting Room• Dining Room •

Kitchen/Breakfast Room

Principle Bedroom

Four Further Bedroom One With Ensuite

Family Bathroom

Oil Central Heating

Planning Principle Granted To Divided Into Two Properties

Outside

Garage • Enclosed Gardens

Approx Gross Internal Floor Area

3997sq ft 371 sq m

Oxford 8 miles, , Haddenham & Thame
Parkway Station 11 miles (Mainline
service to London Marylebone, fastest
train approx. 37 minutes), M40 (Junction
7) miles, Heathrow 40 miles, Central
London 52 miles

(All distances and times approximate)

These particulars are intended only as a guide and must not be relied upon as
statements of fact. Your attention is drawn to the Important Notice on the last
page of the text.





The Stables : A Historic Grade II Listed Retreat with Modern Comforts

Nestled in the heart of Stadhampton, overlooking the picturesque village green, The Stables is a Grade II listed, double-fronted former farmhouse full of character and charm. Offering over 3,500 sq ft of accommodation, this detached home seamlessly blends period features with modern comfort, making it ideal for both family living and entertaining.

Elegant Living Spaces

Stepping inside, you are welcomed by two spacious reception rooms, each boasting inglenook fireplaces, a wood-burning stove, and solid wood flooring. The central hallway and staircase enhance the sense of space and flow throughout the home.

At the rear, the kitchen/breakfast room enjoys garden views, featuring a vaulted ceiling and a stable door opening onto a paved terrace, creating a seamless indoor-outdoor connection. A standout feature of the home is the 18ft reception room, a breathtaking space with a soaring double-height ceiling and a cast-iron stove, bathed in natural light and serving as a striking centrepiece.

Spacious Bedrooms & Flexible Accommodation

The first floor hosts the dual-aspect principal bedroom, which includes a feature fireplace and fitted wardrobes. Two further bedrooms share a family bathroom with exposed stone walls, adding warmth and texture. One of these rooms is currently used as a home office, providing flexibility for modern living.

On the top floor, a cosy fourth bedroom with exposed beams benefits from a dressing area and an ensuite bathroom, creating a private retreat. Across the open first-floor hallway, an additional double bedroom with its own ensuite bathroom and a separate kitchenette below offers potential for a self-contained annexe, ideal for guests, multi-generational living, or rental income.





Beautiful Garden & Parking

The mature, south-facing walled garden provides a private and tranquil setting, with a paved terrace perfect for al fresco dining. A gravelled driveway, accessed via double wooden gates, offers extensive parking alongside a garage and carport.

Development Potential

The Stables also benefits from principle planning permission to be divided into two separate dwellings, presenting a rare opportunity for multi-generational living or an investment project.

A Charming Village Home

Located in the heart of Stadhampton, The Stables enjoys village charm with modern convenience. With excellent local amenities, countryside walks, a new children's playground nearby and easy access to Oxford, it offers an idyllic blend of tranquillity and connectivity. With character-filled interiors, generous accommodation, and exciting potential, The Stables is a truly special home in one of Oxfordshire's most desirable villages.





Stadhampton, Oxfordshire

Stadhampton is a picturesque Oxfordshire village offering a perfect blend of rural charm and modern convenience. Centered around its scenic village green and historic St. John the Baptist Church, it boasts a strong community feel. The village provides excellent local amenities, countryside walks, and easy access to Oxford and surrounding areas. Ideal for those seeking a peaceful yet well-connected lifestyle, Stadhampton captures the essence of countryside living with modern accessibility.



Schools: Stadhampton is home to Stadhampton Primary School, known for its welcoming and supportive environment. For secondary education, nearby options include Wallingford School and The Oxford Academy. The village is also within reach of renowned independent schools such as Magdalen College School and Abingdon School, offering a range of excellent educational choices.



Walking & Riding: Stadhampton offers excellent opportunities for outdoor enthusiasts, with scenic footpaths and bridleways ideal for walking, cycling, and horse riding. The village has an active community with local sports clubs, and nearby golf courses such as The Oxfordshire Golf Club provide excellent facilities for golfers.



Shopping: Stadhampton offers essential amenities, including a local shop and the renowned Crazy Bear, a popular spot for dining and socialising. For a wider range of shopping, nearby Wallingford and Oxford provide diverse retail options, while Bicester Village offers a premier destination for designer shopping.



Travel: Stadhampton is well-connected, with easy access to Oxford and surrounding areas via the A329 and nearby M40. Haddenham & Thame Parkway and Oxford stations offer regular rail services to London Marylebone, making commuting convenient. The village's location provides excellent links to both city and countryside destinations.

Stadhampton is a quintessential English village that combines a tranquil, rural lifestyle with modern conveniences and excellent transport links, making it an ideal place to live.

**Directions :- The Stables, The
Green, Stadhampton, Oxfordshire,
OX44 7UW**

Grade II Listed

EPC Exempt

Council Tax Band :- G

Freehold

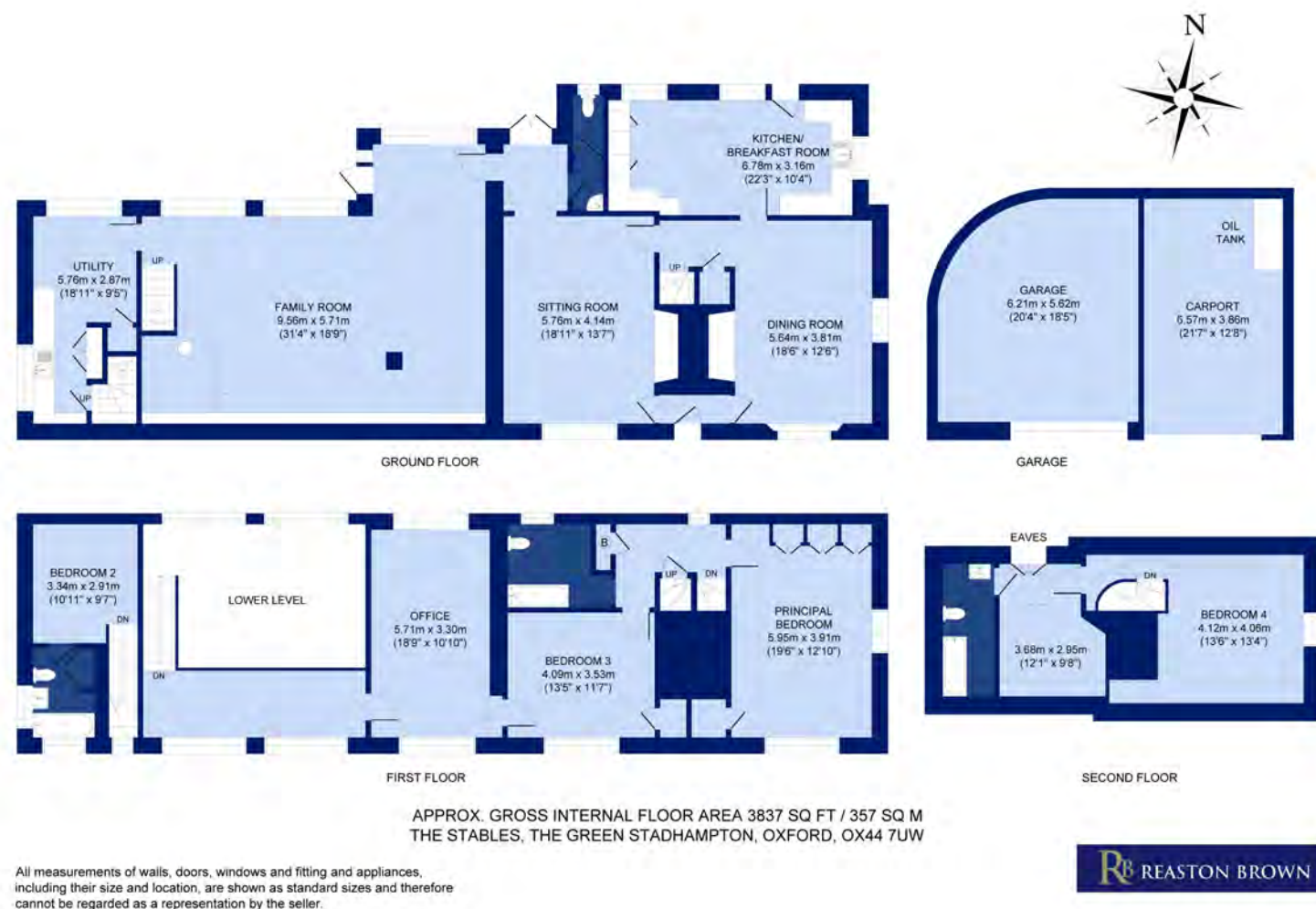
Mains drainage and Water, Oil Boiler.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. The Sale is to include all fitted carpets.

Local authority

South Oxfordshire District Council



The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.



www.reastonbrown.co.uk Email: info@reastonbrown.co.uk
94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626
2-4 Windmill Road, Headington, Oxford, OX3 7BU +44(0) 1865 308855
119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589