

PROPERTY AGENTS

JPKnight



School Lane, Stadhampton OX44 7TR



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A beautifully presented period property which has been extended and renovated by the current owners to an exceptional standard ideally located in the heart of this popular South Oxfordshire village.

Boasting a wealth of period features, full of character and charm, this property benefits from a spacious open plan kitchen/living/dining room with bi-fold doors to the garden, two further beamed reception rooms with fireplaces, a separate utility and WC to the ground floor. On the first floor are four double bedrooms and two bathrooms. The secluded garden has two paved terraces leading to a large established lawn.



Tenure - Freehold

The property is double glazed throughout with gas central heating to radiators.

Entrance Hall: Engineered oak floor, storage cupboard, under-stair storage cupboards, downlighters, radiator, stairs to landing.

Open Plan Kitchen/Living/Dining Room: 33'2 x 15'9 (max) Bi-fold doors and window to the rear, two Velux windows, range of storage units with granite worktop, double Belfast sink, space for range cooker and fridge/freezer, integrated dishwasher, pantry cupboard, engineered oak floor, downlighters, cast iron radiator.

Snug: 12'4 x 11'9 Window to front, fireplace with exposed stone chimney breast, brick surround, quarry tiled hearth, wooden mantel beam and log stove, ceiling and wall timbers, solid oak floor.

Family Room: 12'2 x 9'11 Window to front, exposed stone wall, fireplace with brick surround, wooden mantel beam and log stove, ceiling timbers, radiator.





Utility Room: 8'10 x 7'10 Range of storage units and worktop, Belfast sink, appliance space, radiator, downlighters.

Cloakroom: White two-piece suite, tiled floor and part-tiled walls, cast iron radiator, downlighters.

Stairs to landing: Window to front, solid oak floor, radiator, downlighters, loft access.

Bedroom 1: 17'1 x 15'6 Gable window to rear and Velux, solid oak floor, cast iron radiator.

Ensuite Shower Room: White three piece-suite including large walk-in shower, illuminated fitted mirror, tiled walls and floor, chrome radiator, downlighters.

Bedroom 2: 15'9 x 11'6 Window to rear, solid oak floor, radiator.

Bedroom 3: 12'11 x 11'9 Window to front, fitted wardrobe, radiator.

Bedroom 4: 11'8 x 10'5 Window to front, radiator.

Bathroom: Luxury fitted bathroom with a white three-piece suite including a countertop basin vanity unit, tiled walls, radiator, downlighters.

Outside

The rear garden has a full width paved terrace with brick retaining wall leading to an established lawn flanked with planted borders, shrubs and trees. There is a recessed trampoline and further paved entertaining area with BBQ, storage shed, timber fence, wall and hedge boundary and gated access to the front.

The front is approached via a path leading to the front door flanked with gravel and brick edged planted borders.



Directions

Head north on St Martins Street and continue over the traffic lights onto Castle Street into Shillingford Road over the bridge. At the roundabout take the first exit onto A4074 for 4 miles and take the third exit at the next roundabout onto B4015 for 2.4 miles. Turn right onto B480 for 0.6 miles then left onto Thame Road and left again onto School Lane where the property is on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1614 sq.ft. (149.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

