



Hayward Bridge Road, Stadhampton OX44 7BB



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A light and airy contemporary family home ideally located on this small development overlooking open parkland and countryside views beyond.

The spacious accommodation comprises a welcoming entrance hall leading to a double aspect sitting room with feature fireplace and bay window. The kitchen/dining room has French doors to the garden, bay window and a modern kitchen with integrated appliances. On the first floor are three good-sized bedrooms and two bathrooms. The secluded rear garden faces south-east with a large paved terrace ideal, for entertaining, leading to an established lawn.

There is a large village green and children's play area nearby, the well renowned Crazy Bear Hotel and Farm shop within walking distance and easy access to the M40 Junction 7 in under 15 minutes.



Tenure - Freehold

The property has gas central heating to radiators and double glazing throughout.

Entrance Hall: Wood floor, under stair storage recess, radiator, stairs to landing.

Kitchen/Dining Room: 15'7 x 10'10 Double aspect with plantation shutters and French doors to the garden, contemporary range of storage units and worktop, stainless steel sink unit, integrated dishwasher and fridge/freezer, single oven, gas hob with extractor hood above, tiled floor, two radiators, tiled floor.

Sitting Room: 15'7 x 11'0 Double aspect with bay window and plantation shutters, fireplace with decorative log stove, two storage cupboards and open shelving on either side, two radiators, wood floor.
Cloakroom/Utility: White two-piece suite, appliance space with worktop above, cloaks cupboard, tiled floor, radiator.



Stairs to landing: Window to front with plantation shutters, radiator, loft access.

Bedroom 1: 12'2 x 9'1 Bay window to front with plantation shutters, fitted wardrobe, radiator.

Ensuite Shower Room: Window to side, white three-piece suite, tiling, radiator.

Bedroom 2: 11'0 x 8'5 Double aspect with bay window and plantation shutters, radiator.

Bedroom 3: 11'0 x 6'11 Window to side with plantation shutters, radiator.

Bathroom: White three-piece suite, tiling, radiator.

Outside

The secluded south-east facing garden has a large full width paved terrace with raised flower beds leading to a lawn and summer house. There is gated access to the front with a timber fence and brick wall boundary.

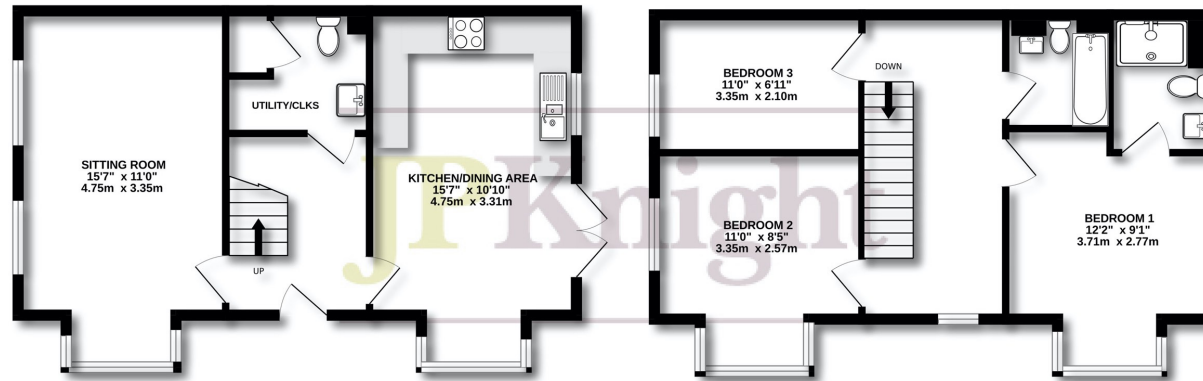
The front garden has a picket fence and gate with a paved path leading to the front door flanked with well stocked borders.

There is a block paved driveway with parking for three cars adjacent.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 968sq.ft. (89.9 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.

Directions

Head north on St Martins Street and continue onto Castle Street which turns into Shillingford Road. At the roundabout go straight over onto New Road/A329 and continue for 4.1 miles. Turn right into Hayward Bridge Road where the property is the first house on the right.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		