



The Laurels, Stadhampton OX44 7XP



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NO ONWARD CHAIN - This attractive detached 5-bedroom home, set in a small close in the heart of the village, offers well-planned living space and beautiful views over countryside. To the front, the property is approached via a large gravel driveway providing ample off-road parking for multiple vehicles and access to a garage.

Inside the home features a well-equipped kitchen/breakfast room with an open way to the dining room, perfect for modern living and entertaining. In addition, there is a family room and a comfortable sitting room. Upstairs, there are 5 bedrooms and 3 bathrooms (2 are en-suites). To the rear, the property enjoys a good-sized enclosed garden, backing onto open countryside, providing lovely views.

Tenure - Freehold

Accommodation

Entrance Hall: Projecting porch with side windows, wood floor, radiator, door to garage, stairs for landing with a cupboard under.

Cloakroom: White 2-piece suite, down lighter.

Sitting Room: Two Windows to the front, brick fireplace with wood mantle and tiled hearth, two radiators.

Family Room: French doors open to the garden, radiator.

Dining Room: Casement door and window to the gardens, wood style floor, radiator, display shelving and down lighters. Open way to:

Kitchen/Breakfast Room: A bright double aspect room, range of storage units with worktops and stainless steel sink, including a breakfast bar, integrated induction hob with extractor hood, double electric oven and dishwasher, kick-space heater, recess for American style fridge/freezer, wood style floor and downlighters.





Utility Room: Stainless steel sink, storage cupboards, appliance spaces, window, downlighters, radiator.

Stairs to Landing: Radiator, down lighters, loft access, airing cupboard.

Bedroom 1: View over the garden and countryside beyond, range of wardrobes, down lighters and a radiator.

Ensuite Bathroom: Fitted with a white four-piece suite including freestanding bath and corner shower cubicle, wood style floor, radiator, down lighters and window.

Bedroom 2: The view of the garden and countryside beyond, radiator.

Ensuite Shower Room: Fitted with a white three-piece suite, radiator and down lighter.

Bedroom 3: Aspect and radiator.

Bedroom 4: The bedroom is currently used as a dressing room with extensive range of wardrobes and dressing table with drawer units, radiator, down lighter and front aspect.

Bedroom 5: Window to the front with countryside views, radiator.

Bathroom: Comprising a white four-piece suite including a bath with shower unit and screen above, wood floor, radiator down lighter and window.

Outside:

To the Front. Extensive gravel drive with parking for numerous vehicles, flowerbed border across the front of the house and to one side.

Garage: 19'1" x 10'6" Electric up over door, doors to the side and into the house, power and gas boiler.

The gardens extend to approximately 43' in width and feature a paved terrace with a paved path leading to a raised timber deck. The remainder of the garden is set to lawn with shrub planting and enclosed by timber fencing. The garden enjoys an excellent degree of privacy with a side gate to the front



Approximate Gross Internal Area 1922 sq ft - 178 sq m (Including Garage)

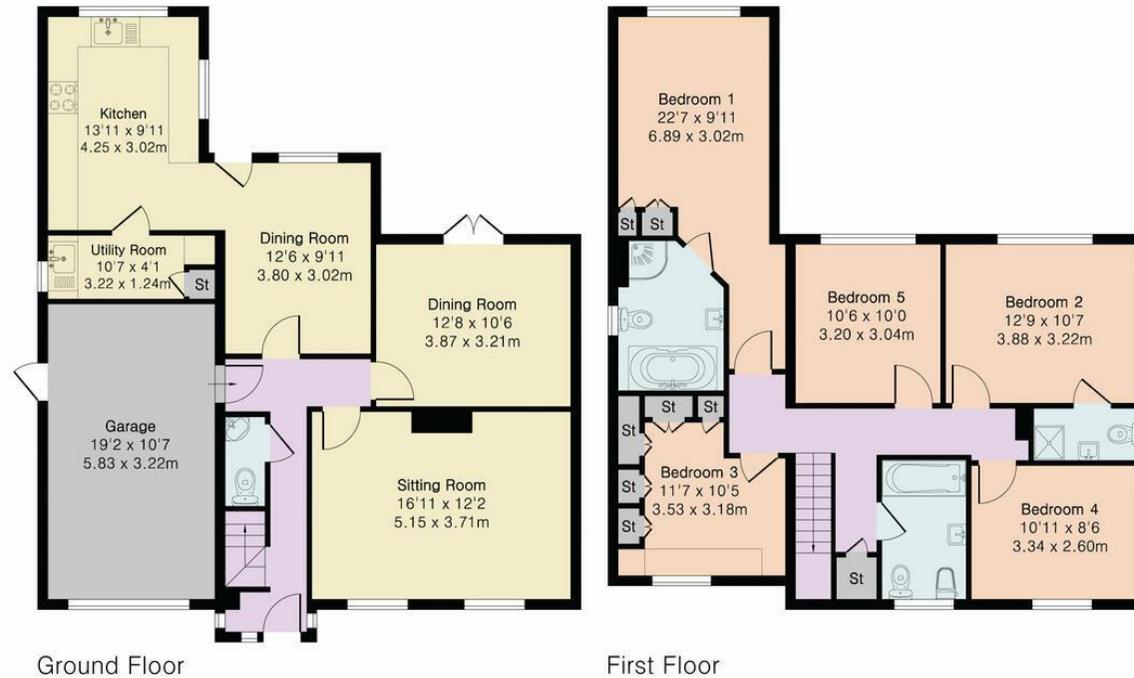
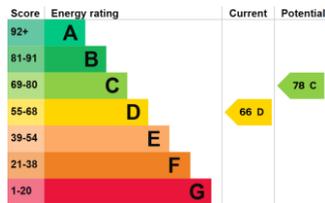
Ground Floor Area 1004 sq ft – 93 sq m

First Floor Area 918 sq ft – 85 sq m



Directions:

From our offices in St Martin's, head towards High Street, then onto Castle Street, continue onto Shillingford Road, continue onto Wallingford Road, at the roundabout, continue straight onto New Road/A329, continue to follow A329, turn right onto Thame Road, turn left onto School Lane/The Close, turn right onto The Laurels and the house will be on the right.



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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

