

Cat Lane, Stadhampton, OX44 7UN

£1,295,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS









The Property

Of leading specification and style is this exceptional example of an eco-friendly, energy efficient, modernist country home located in scenic position up a private lane behind the village green and offering four bedrooms, three bathrooms, garage and impressive kitchen diner. Built in the last few years to an exacting standard with an array of technology this SIPS house offers approximately 2500sq ft of accommodation, with views over woodland and fields to the rear, air sourcing heating, and is Energy Performance rating A. Offered for sale with no onward chain, Verge House comprises entrance hall with vaulted ceiling, exceptional open plan kitchen-diner with central island and sliding doors to the garden, utility room, drawing room, cloak room, and study. On the first floor there is a four-piece family bathroom and four generous bedrooms, the guest with en-suite, and the principal bedroom with Juliette balcony, dressing room and impressive en-suite with his & hers sinks and free-standing bath. To the front of the property there is ample driveway parking which leads to a garage with electric roller door and electric car charging point. Finally, to the rear, there is a landscaped predominately lawned garden overlooking woodland and fields. Other benefits include water softener, build zone warranty, air source heating, impressively efficient running costs which are reflected in monthly bills, and EPC rating A. This modern example of a country home offers an attractive Siberian larch façade and for the efficiency, location, and style to be fully appreciated; it must be viewed.







Key Features

- Four bedroom detached modernist country home of exceptional energy efficiency.
- Three high specification bathrooms.
- Ample driveway parking and garage.
- Scenic location behind the village green up a private lane overlooking fields.
- EPC rating A. SIPS house with air source heating.
- No onward chain.
- Statement kitchen-diner with central island.
- Build zone warranty, underfloor heating, and electric charging point.
- Study.
- Mechanical ventilation with air filtration and heat recovery for excellent air quality throughout the property.







The Location

Stadhampton has a thriving local community, a wealth of attractive period property and is surrounded by lovely walks in open countryside. The village's many amenities include a village green with play area, primary school and preschool, church, petrol station and an M&S Simply Food. It is also home to the fashionable Crazy Bear Hotel and restaurant which is a short walk, as well as The Wild Pig farm shop, just 8 miles away from Oxford city centre and c.9 miles from Thame, which has comprehensive shopping facilities including a Waitrose supermarket. It's an easily commutable location with junction 7 at the M40 just a short drive away and fast trains from nearby Haddenham and Thame Parkway which reach London Marylebone in just over 30 minutes. London Heathrow is only a 40 minute drive. The Oxfordshire Golf Club and Waterstock Golf Club are nearby.

Some material information to note: Air source heating. Mains water, mains electrics. Mains drains. Offcom checker indicates standard to superfast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has parking and a garage. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.

Approximate Gross Internal Area 2516 sq ft - 233 sq m (Including Garage)

Ground Floor Area 1210 sq ft – 112 sq m
First Floor Area 1071 sq ft – 99 sq m
Garage Area 235 sq ft – 22 sq m



PINK PLAN

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.

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