Holcombe Place, Stadhampton, OX44 7BE

Guide Price £539,995 Freehold

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The Property

Located on a small select development in the picturesque village of Stadhampton is this spacious four-bedroom detached family home.

Presented in excellent condition throughout, this family home benefits from all the modern conveniences you would expect. On entering the house, the ground floor accommodation is bright and airy entrance hall with well-appointed cloakroom/utility room, sperate study, elegant dual aspect living room allowing lots of natural light and the very useful Air-Conditioning unit, fantastic modern kitchen/dining room with its sleek units and breakfast bar, spanning across the rear of the property with Bi-fold doors leading out into the good size rear garden. The first floor again has a lovely modern feel with the principal bedroom benefitting from another Air-Conditioning unit, en-suite shower room and fitted wardrobes. The three remaining bedrooms benefit from the sleek, white family bathroom suite.

Externally the property faces green space and to the front of the property is a small open plan garden planted out with shrubs and a good tandem driveway with EV charger, leading to the detached garage with light & power, gated side access from both sides, the private enclosed rear garden is mostly laid to two raised lawns with patio paved area plus two astro turf laid areas.

Key Features

- Spacious Detached Family Home
- Four Well-Proportioned Bedrooms
- Dual Aspect Living Room & Study
- Open Plan Kitchen/Dining Room
- Generous Enclosed Rear Garden
- Desirable Village Location
- Detached Garage & Driveway Parking

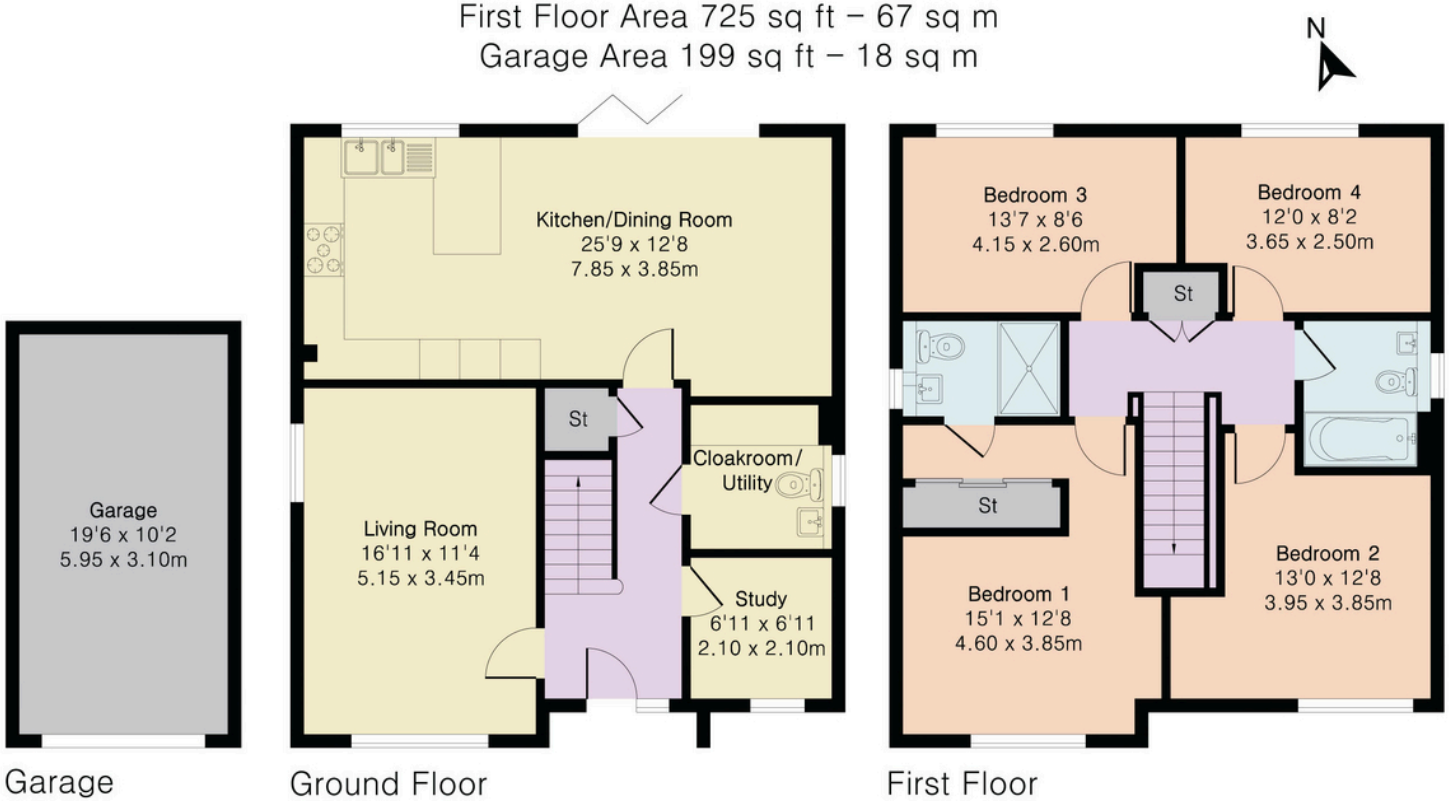
The Location

Stadhampton is a popular village surrounded by lovely countryside and just 20 minutes from the centre of Oxford. Home to the popular farm shop, the local primary school and preschool, church/village hall, petrol station, and an M&S Simply Food. Stadhampton benefits from easy access to the M40 which provides a fast route to London and the Midlands. It is situated c.8 miles from Oxford which has extensive shops, theatres, museums and many recreational facilities and c.9 miles from the bustling market town of Thame. There is a train service from Haddenham & Thame Parkway to Marylebone (c.45 minutes) and The Oxfordshire Golf Club and Waterstock Golf Club are nearby.

Some material information to note:
This property is a freehold house. The property is connected to mains gas, electric, water and drainage. According to Ofcom ultrafast broadband is available at the property. According to Ofcom a range of phone providers offer a good service at this property. According to GOV.UK Flood risk, there is a very low risk of flooding. There is a maintenance charge of approx. £413 per annum. For any information from the register of title, please contact the agent.

Approximate Gross Internal Area 1649 sq ft - 152 sq m (Including Garage)

Ground Floor Area 725 sq ft – 67 sq m
First Floor Area 725 sq ft – 67 sq m
Garage Area 199 sq ft – 18 sq m



PINKPLAN

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