

MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Nelhurst Cottage, 4 Copson Lane, Stadhampton, OX44 7TZ



STADHAMPTON

Nelhurst Cottage is peacefully tucked away down a quiet lane in the popular village of Stadhampton and is within walking distance of the village's many amenities, which includes a village green with play area, primary school and preschool, church, petrol station and an M&S Simply Food, together with the Wild Pig farm shop.

Stadhampton is a thriving Oxfordshire village benefiting 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 Thame, which has comprehensive shopping facilities including a Waitrose supermarket.

There is a train service from Haddenham & Thame Parkway to Marylebone and Didcot to Paddington. The Oxfordshire Golf Club and Waterstock Golf Club are nearby.

Bedrooms 4 | Bathrooms 3 | Receptions 2 | EPC C





NELHURST COTTAGE

Tucked away along a quiet lane in the popular village of Stadhampton, Nelhurst Cottage is a beautifully presented detached village home. Whilst cottage like in appearance, the property was built approximately 22 years ago. The house offers generous, well-proportioned accommodation with a warm and welcoming feel throughout.

A spacious entrance hall leads through to the impressive triple-aspect sitting room, featuring wooden flooring, a stone fireplace and French doors opening onto the pretty rose garden. This lovely reception room flows into a light and airy conservatory/dining room, with double doors opening onto the paved terrace ideal for outdoor entertaining.

The generously proportioned kitchen, which connects seamlessly with the dining room, is beautifully fitted with in-frame Shaker-style cabinetry, integrated appliances and ample storage. A separate study and guest cloakroom complete the ground-floor accommodation.

Upstairs, a central landing provides access to four bedrooms and a family bathroom. Three of the bedrooms are doubles, two benefiting from en-suite shower rooms, whilst the fourth smaller bedroom, currently arranged as a dressing room, offers extensive fitted storage. As with the rest of the house, the bedrooms and bathrooms are immaculately presented.

Outside, the attractive south-facing garden provides a delightful setting for the property, with established planting and a decked terrace. A separate home office offers a useful space for those working from home, whilst a detached single garage and parking area provide practical off-road parking.

Nelhurst Cottage is a particularly appealing village home, offering a wonderful combination of generous accommodation, beautifully maintained gardens and modern convenience, all tucked away in a peaceful setting in one of South Oxfordshire's well-regarded villages.

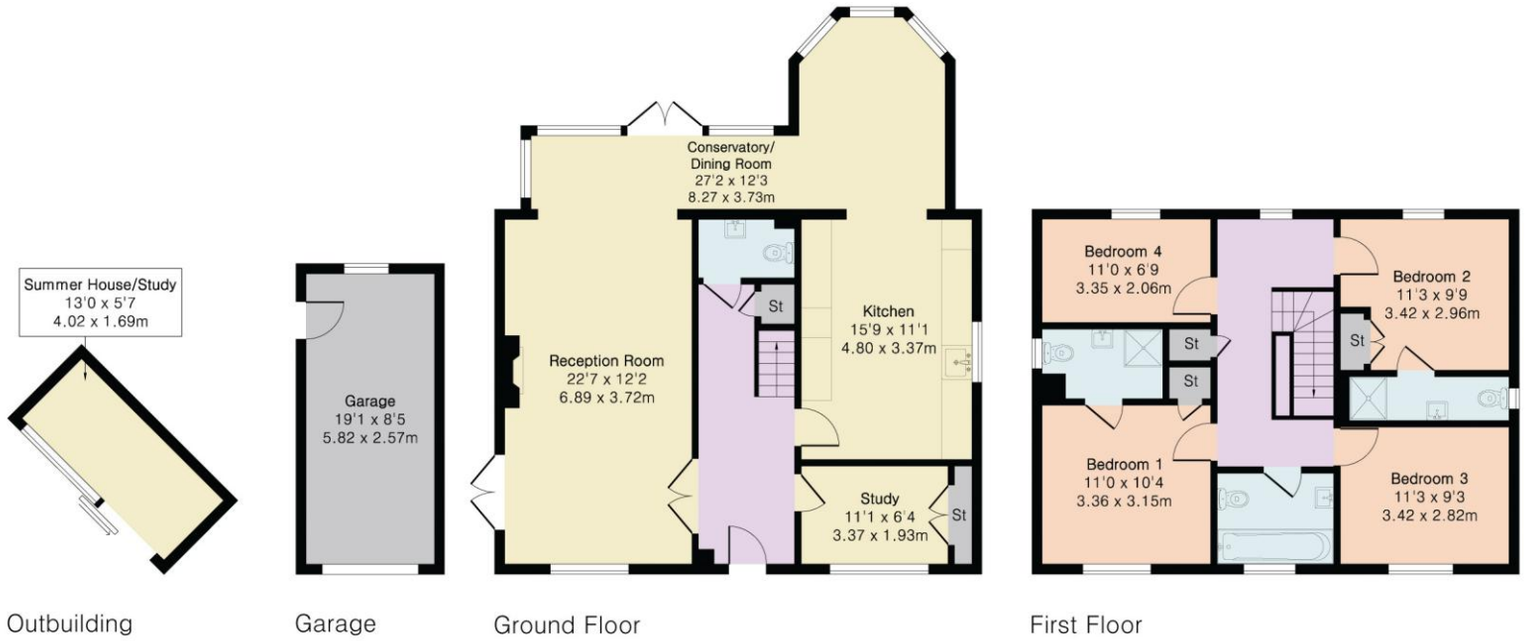


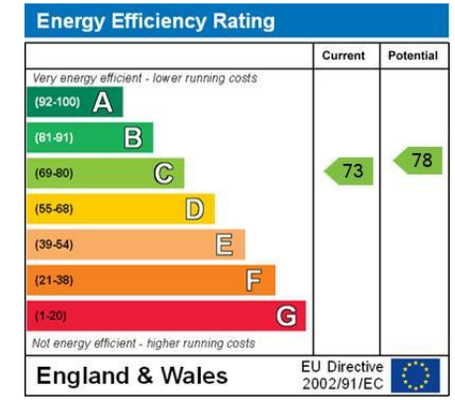




Approximate Gross Internal Area 1593 sq ft - 148 sq m
(Excluding Garage & Outbuilding)

Ground Floor Area 905 sq ft – 84 sq m
First Floor Area 688 sq ft – 64 sq m
Garage Area 160 sq ft – 15 sq m
Outbuilding Area 73 sq ft – 7 sq m





SERVICES

Gas central heating, mains water and mains drainage.

South Oxfordshire District Council

Council Tax Band F

VIEWINGS STRICTLY BY APPOINTMENT THROUGH MORGAN & ASSOCIATES

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

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