



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

Bee Cottage, School Lane, Stadhampton, OX44 7TR



## STADHAMPTON

Stadhampton village boasts a village green with play area, primary school and preschool, church, petrol station and an M&S Simply Food, together with the locally renowned Crazy Bear hotel/restaurant and farm shop. The Coach and Horses pub/hotel at Chiselhampton is also within walking distance. Bee Cottage enjoys a central location and is within walking distance of the village's many amenities.

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. Stadhampton is also within easy reach of the historic market town of Wallingford.

There is a train service from Haddenham & Thame Parkway to Marylebone (c.45 minutes) and Didcot to Paddington.

**Bedrooms 2 | Bathrooms 1 | Receptions 1**



## BEE COTTAGE

An idyllic attached Grade II listed thatched cottage, offering two double bedrooms and situated on a quiet no-through road in the heart of this popular village with a thriving community.

The accommodation includes a cosy dual-aspect sitting room with exposed beams, a gas stove and a panelled door providing access to the front of the cottage. There is a charming, rustic kitchen featuring an original stone wall, tiled flooring, exposed wooden ceiling beams and a door opening onto the pretty cottage garden. The ground floor also includes a bathroom with a shower over the bath, along with an inner hallway currently used as a utility area.

On the first floor are two double bedrooms, each accessed via separate staircases, as shown on the floorplan. The principal bedroom benefits from fitted wardrobes.

Bee Cottage enjoys a generous and attractive front garden, predominantly laid to lawn and complemented by a variety of mature apple trees and well-stocked herbaceous borders. The garden is partly enclosed by a stone wall running alongside the lane and to the rear there is a timber-clad garage/workshop with a gravelled driveway.

Note: The neighbouring cottage has a right of access across the footpath and the property is subject to a flying freehold.



## SERVICES

Electric heating, mains gas to gas stove and cooker, mains water & mains drainage.

South Oxfordshire District Council

Council Tax Band C

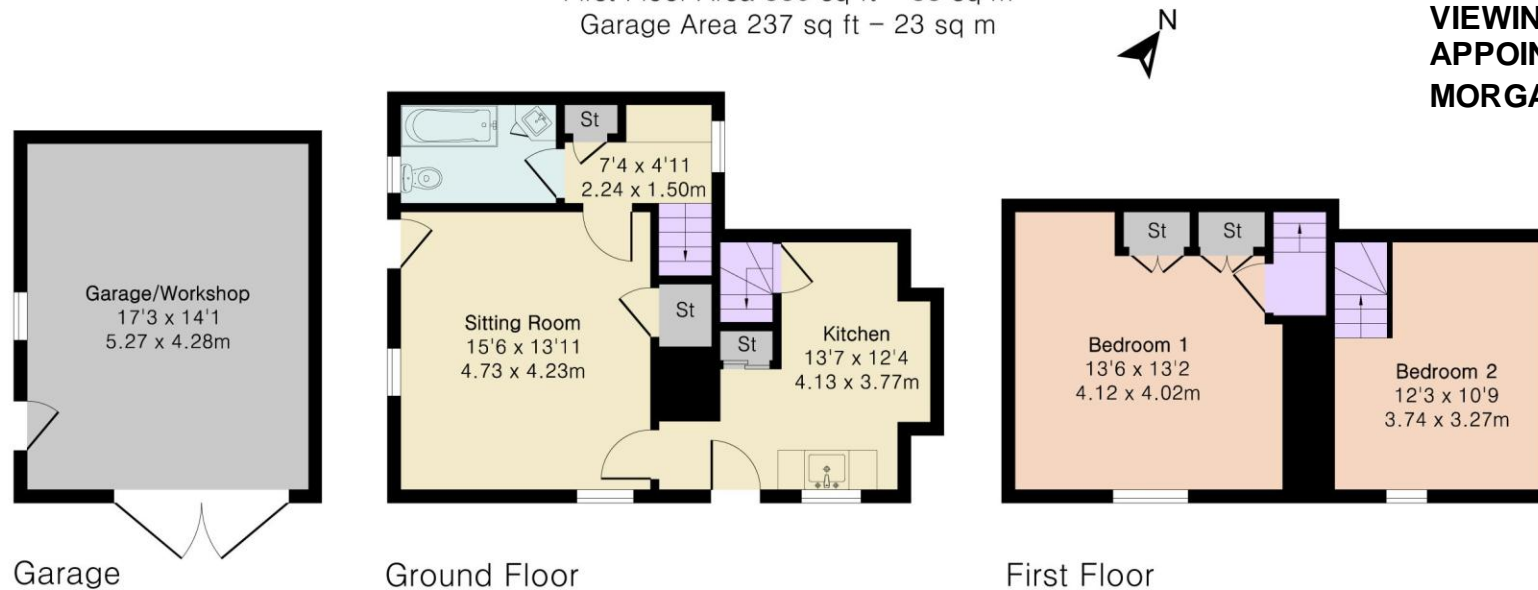
**VIEWINGS STRICTLY BY APPOINTMENT WITH MORGAN & ASSOCIATES**

### Approximate Gross Internal Area 773 sq ft - 72 sq m (Excluding Garage)

Ground Floor Area 423 sq ft – 39 sq m

First Floor Area 350 sq ft – 33 sq m

Garage Area 237 sq ft – 23 sq m



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.

Morgan & Associates

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