

MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Millstream House, Thame Road, Stadhampton, OX44 7TP

An exciting opportunity to acquire a substantial Grade II listed village house set within approximately 1.15 acres in the heart of Stadhampton. Offering beautifully proportioned accommodation with impressive ceiling heights, extensive south-facing mature gardens and a separate converted Coach House, Millstream House offers tremendous scope for sympathetic modernisation and improvement to create a truly exceptional family home. No onward chain.

STADHAMPTON

Stadhampton is a popular and attractive village with a thriving community, surrounded by beautiful Oxfordshire countryside and situated approximately 8 miles from Oxford. The village is well placed for access to the M40, providing convenient routes to London and the Midlands, while the bustling market town of Thame lies approximately 9 miles away.

Millstream House is situated in the heart of the village and within walking distance of its excellent range of amenities, which include a traditional village green with a recently upgraded playground, primary school and preschool, church and village hall, petrol station and M&S Simply Food. Stadhampton is also home to the popular Crazy Bear Hotel, restaurant and The Wild Pig farm shop.

Oxford offers an extensive range of shopping, cultural and recreational facilities, together with a wide choice of highly regarded independent schools in Oxford and Abingdon.

For commuters, fast rail services from nearby Haddenham & Thame Parkway reach London Marylebone in just over 30 minutes. Recreational opportunities are also plentiful, with The Oxfordshire Golf Club and Waterstock Golf Club both within easy reach.

SITUATION

- Oxford c. 9 miles
- Thame c. 9 miles
- Watlington c. 7 miles
- M40 (J7) c. 5 miles
- Haddenham & Thame Parkway c. 11 miles
- Didcot Parkway c. 9–10 miles
- Central London c. 50–51 miles











MILLSTREAM HOUSE

Millstream House is a substantial and particularly attractive Grade II listed village house, believed to date from the 18th century with later additions, occupying a generous plot of approximately 1.15 acres in the heart of Stadhampton.

Set behind wooden gates and enclosed in part by stone walling, a generous gravel driveway provides ample parking. The house has been in the same family ownership for some 43 years and now presents an exciting opportunity for a new owner to create a truly special home. While the property would benefit from a programme of modernisation and updating, it offers beautifully proportioned rooms, impressive ceiling heights and an abundance of character. Despite its scale and rather grand proportions, Millstream House retains a particularly warm and welcoming feel.

The ground-floor accommodation includes an entrance lobby, boot room with cloakroom, two separate reception rooms and a kitchen/dining room. The principal reception rooms opens onto a raised terrace, with lovely views over the gardens. There is also a rear lobby, utility room, further cloakroom, pantry and useful storage.

On the first floor are five bedrooms. The principal bedroom benefits from an en-suite bathroom and separate cloakroom, while the second bedroom has an en-suite shower room. Three further bedrooms are served by the family bathroom.

The south-facing gardens and grounds are a particular feature of Millstream House, extending in all to approximately 1.15 acres and comprising extensive lawns interspersed with mature trees and established planting. Chalgrove Brook borders the property on the western boundary, while a tennis court lies towards the far end of the garden and although currently unused and requiring refurbishment, offers further potential.

A particularly useful addition is the detached Coach House, converted to provide accommodation over two floors. The ground floor comprises an entrance lobby, kitchen/breakfast room, utility room, reception room and shower room, with three bedrooms on the first floor. The Coach House provides wonderfully flexible ancillary



accommodation, lending itself to a variety of uses including guest accommodation, a home office, gym or space for extended family.

Millstream House is a home of considerable character and potential. The combination of its substantial accommodation, beautiful proportions, extensive grounds and separate Coach House provides a rare opportunity to sympathetically update and enhance a very special property, creating an exceptional family home in one of South Oxfordshire's well-regarded villages.

The property is offered for sale with no onward chain.







Approximate Gross Internal Area 4017 sq ft - 373 sq m
Ground Floor Area 1355 sq ft – 126 sq m
First Floor Area 1252 sq ft – 116 sq m
Annexe Ground Floor Area 736 sq ft – 68 sq m
Annexe First Floor Area 674 sq ft – 63 sq m



SERVICES
Mains gas, mains water and mains drainage.

LOCAL AUTHORITY
South Oxfordshire District Council

TAX
Council Tax Band G

VIEWINGS STRICTLY BY APPOINTMENT WITH MORGAN & ASSOCIATES

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