



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

Orchard Barn, Milton Road, Stadhampton, OX44 7UF



## Stadhampton

Orchard Barn is discreetly tucked away down a quiet lane on the edge of the popular village of Stadhampton. The village amenities include, 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.

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 3 | Bathrooms 2 | Receptions 1 | EPC C



## Orchard Barn

Orchard Barn is a wonderful barn conversion with vaulted ceilings and exposed beams, peacefully tucked away down a private no through lane in the highly popular village of Stadhampton.

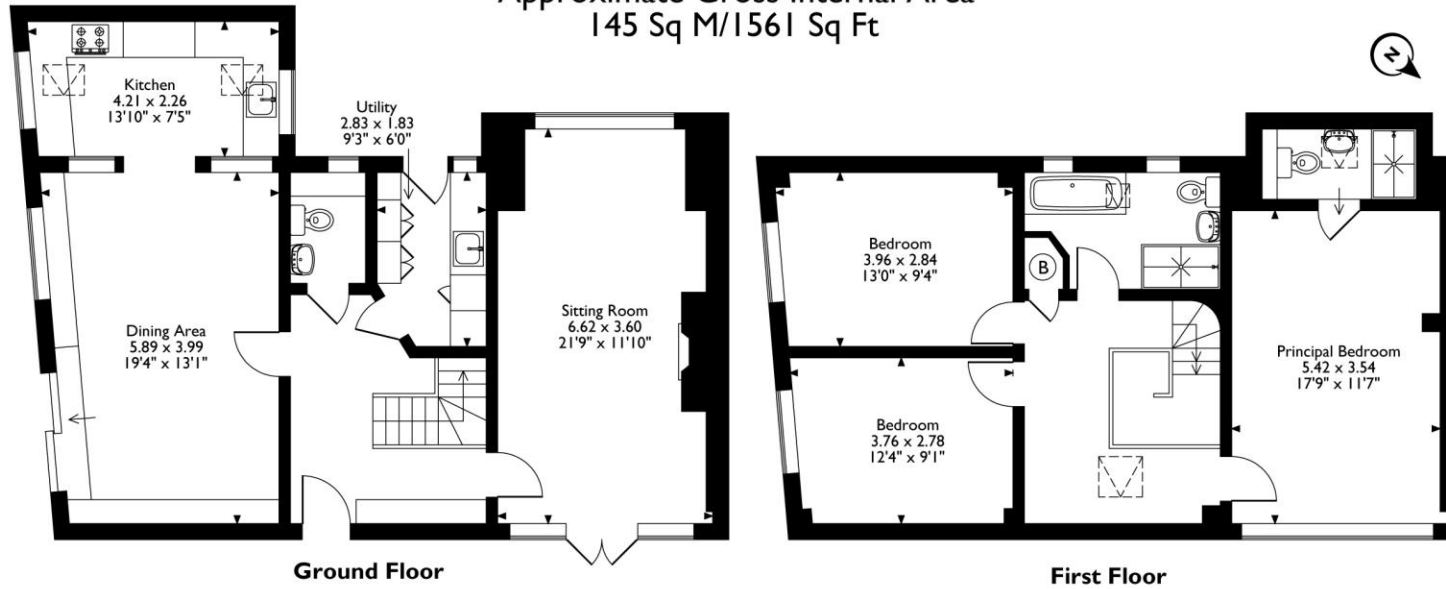
Inside, the house has a warm and welcoming feel and is well presented throughout. The accommodation includes a sitting room, which runs the full width of the property front to back, with large stone fireplace and working wood burner, beamed ceilings and French doors which lead onto the lawned garden. Across the entrance hall is a light and airy semi open plan kitchen/dining room – a clever use of space, the architect has ensured that no square footage has been wasted and the result is a generous, light filled kitchen/dining area with large sliding doors that open onto the paved side terrace, making it a pleasing 'inside-outside' space in the summer months. There is also a separate utility room, guest cloakroom and enclosed rear walled courtyard, which completes the ground floor.

Upstairs the house continues to wow, offering three double bedrooms, the largest of which is an extremely generous size and equipped with its own ensuite shower room. This space feels very much like a sanctuary, quiet, calm and very nicely designed. The two further bedrooms are equally pleasing. These doubles share the additional family bathroom which is well fitted with a bath and separate shower. As throughout the rest of the property, the bedrooms and bathrooms are very well presented and the vaulted ceilings give a feeling of space and light.

Outside there is a great size garden with its very own productive garden. The garden is mostly laid to lawn with mature flower beds and is a fantastic space to enjoy this tranquil setting. Ample driveway parking to the front and open countryside views is the last tick in the box for this sensational find.



Orchard Barn, Milton Road, Stadhampton, Oxford, Oxfordshire  
 Approximate Gross Internal Area  
 145 Sq M/1561 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**SERVICES**

Electricity, mains gas and mains drainage.

South Oxfordshire District Council

Council Tax Band E

**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.

Morgan & Associates  
 The Old Post Office, Haseley Road, Little Milton, Oxon OX44 7PP  
 Tel: 01844 279990 | Email: [property@morganandassociates.co.uk](mailto:property@morganandassociates.co.uk)  
[www.morganandassociates.co.uk](http://www.morganandassociates.co.uk)



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