



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

1 Cratlands Close, Stadhampton, OX44 7TU



STADHAMPTON

1 Cratlands Close is within walking distance of the village's many amenities. These include a primary school and preschool, church/village hall, 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 the bustling market town of Thame.

There is a train service from Haddenham & Thame Parkway to Marylebone (c.45 minutes) and Didcot to Paddington. The Oxfordshire Golf Club and Waterstock Golf Club are nearby.

Bedrooms 4 | Bathrooms 1 | Receptions 2 | EPC D



1 CRATLANDS CLOSE

1 Cratlands Close is a 1950's detached, four bedroomed property and a fantastic opportunity to purchase a home to 'make your own' in this highly popular South Oxfordshire village location.

The property benefits from its own private driveway and sits in the middle of its plot with a nicely level wrap around garden, which is predominantly laid to lawn.

Inside, the property requires some updating but offers plenty of space and scope for modernisation. The ground floor accommodation includes an entrance porch, hallway leading to a very good size study or 2nd reception room/playroom. Adjoining the study is an extremely large and inviting open plan dual aspect sitting/dining room with working fireplace, offering ample space for relaxation and entertainment. Through into the kitchen/breakfast room with separate utility room and integral single garage beyond.

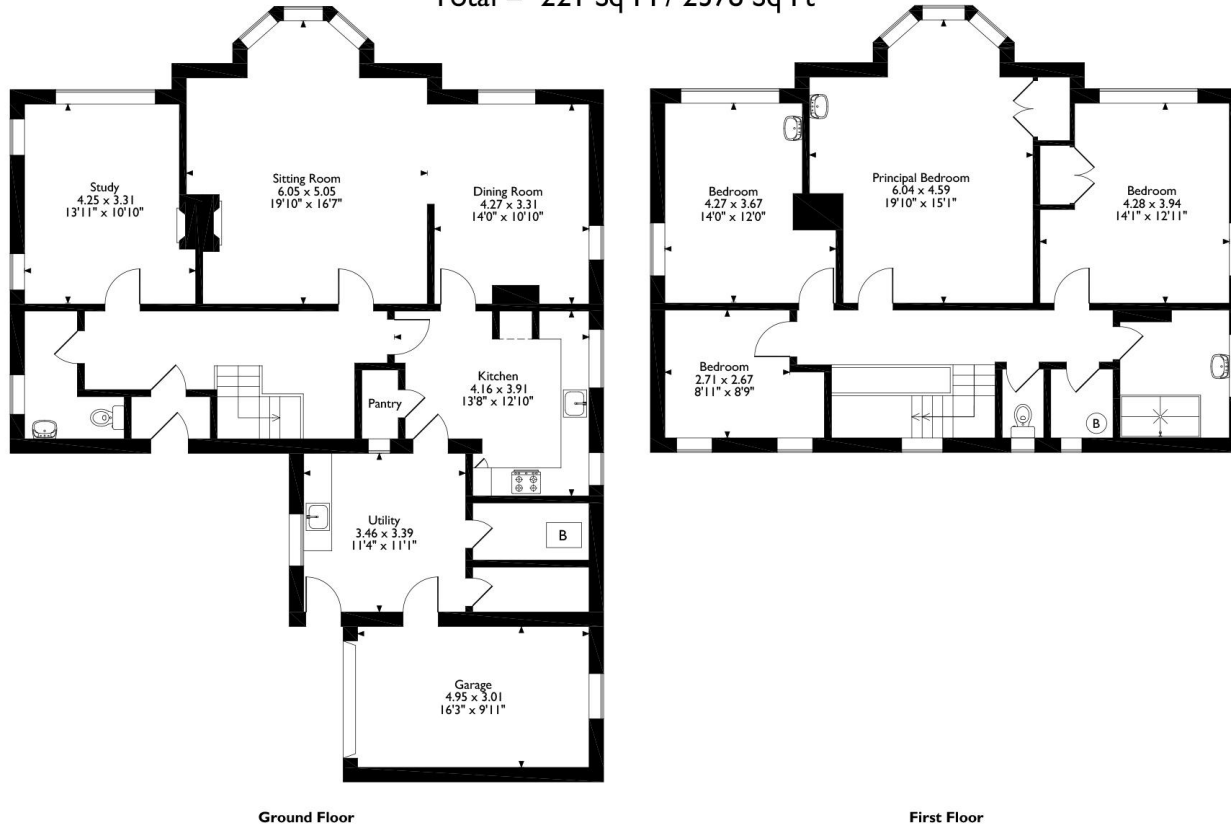
Upstairs, this deceptively spacious home includes four bedrooms as laid out on the floorplan and a family bathroom. The principal bedroom with bay fronted window is particularly generous. There are three further great size bedrooms and a large attic space which has the potential to be converted into liveable space (subject to the necessary planning consents).

This much-loved family home presents a great opportunity for buyers looking to personalise and upgrade a home in the heart of this extremely popular South Oxfordshire village.



I Cratlands Close, Stadhampton, Oxford, Oxfordshire

Approximate Gross Internal Area
 Main House = 206 Sq M / 2217 Sq Ft
 Garage = 15 Sq M / 161 Sq Ft
 Total = 221 Sq M / 2378 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)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

SERVICES: Oil fired central heating, mains water and mains drainage.

Council Tax Band: G

South Oxfordshire District Council

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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