



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

The Old Hunt Stables, Cat Lane, Stadhampton, OX44 7UN

A wonderful, detached home with a warm and welcoming feel, set in a peaceful village location, The Old Hunt Stables sits in a generous private plot with garaging and driveway parking, in the very popular south Oxfordshire village of Stadhampton.

The Old Hunt Stables

The Old Hunt Stables is tucked away across the village green, down a quiet no through lane, which is home to only a few other properties. The approach is via a gated gravel driveway at the side of the house, which leads to the carport with large storage area and summerhouse to the rear. Originally a double garage this space has the potential to be converted into a self-contained annexe or additional office space.

The Old Hunt Stables is a much loved home full of character and charm, converted in the early 1980's with later additions. This house offers generous square footage and plenty of flexible living space. It has been thoughtfully designed and we love a home that is both beautiful and practical.

On entering the property, you'll find a welcoming light and airy dining room, with bifolding doors, floor to ceiling glazing and travertine flooring which flows through to the adjoining rooms. To the left of the dining room is the home office and guest cloakroom. There is also a generous utility area neatly tucked away beyond the study, which has a convenient outside stable door - perfect for taking off muddy boots and drying off the dog after a country walk!

Through the dining room and into the fabulous 27ft kitchen complete with kitchen island. The kitchen itself is bespoke with 4 oven AGA, quartz work surfaces and there is also plenty of room for a large kitchen dining table, creating a sociable, family centred space and the dual aspect wood burner brings warmth into the welcoming heart of this home.

The living room is at the far end of the house, it is a gorgeous space with solid wood flooring – snug and cosy but with plenty of space, this is a room to enjoy on a cold winter's night with the fire roaring or with the sun streaming through the bifold doors overlooking the garden. The living room along with the dining room opens out directly onto the





pretty paved terrace with the attractive lawned gardens beyond, surrounded by mature hedges and trees. A keen gardener would much enjoy the space, which is complete with a large shed tucked away at the bottom of the garden.

Upstairs, the house continues to wow, there are four/five bedrooms of varying sizes and a family bathroom. The principal bedroom is particularly generous with built in storage and an ensuite bathroom with bath and separate shower. There is also a versatile central room, where the natural light spills in, flexible in purpose this could be a 5th bedroom, studio or family snug.

The Old Hunt Stables is a fabulous home in the country, commutable to London and is ideal for families, upsizers, downsizers and weekenders alike.



Stadhampton

Stadhampton is a popular village surrounded by lovely countryside and just 20 minutes from the centre of Oxford. Home to the popular Crazy Bear hotel/restaurant and farm shop, it's a convenient and well connected location with an array of beautiful period property around the traditional village green and beyond.

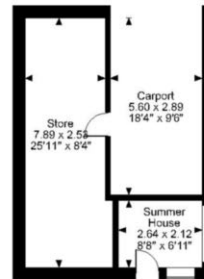
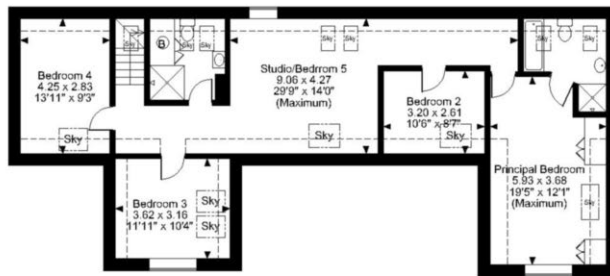
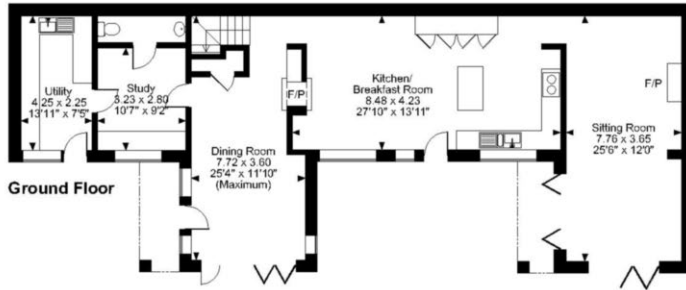
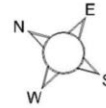
The Old Hunt Stables is within walking distance of the village's many amenities. These include a primary school and preschool, church/village hall, petrol station and an M&S Simply Food.

Stadhampton benefits 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.



The Old Hunt Stables, Cat Lane Stadhampton, Oxford
 Approximate Gross Internal Area
 Main House = 2114 Sq Ft/196 Sq M
 Carport = 174 Sq Ft/16 Sq M
 Outbuilding = 285 Sq Ft/26 Sq M
 Total = 2573 Sq Ft/238 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8622915/JLW

SERVICES

Mains gas, mains water and mains drainage.

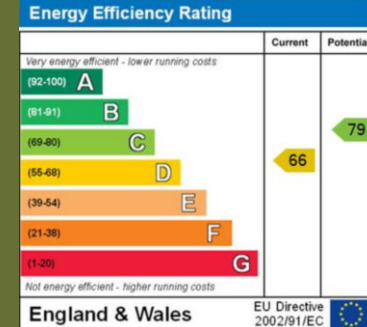
LOCAL AUTHORITY

South Oxfordshire District Council

TAX

G

VIEWINGS STRICTLY BY APPOINTMENT WITH MORGAN & ASSOCIATES



Morgan & Associates
 THE OLD POST OFFICE, HASELEY ROAD, LITTLE MILTON, OX44 7PP
 Tel: 01844 279990 | Email: JLanglais@morganandassociates.co.uk
 www.morganandassociates.co.uk



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS