



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

Flat 1, Thame Road, Stadhampton, OX44 7TP





## STADHAMPTON

Located in the heart of Stadhampton, the property is within walking distance of its many amenities. The village boasts a village green with play area, church/village hall which acts as a venue for village activities, thriving primary school and preschool, 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.

**Bedrooms 2 | Bathrooms 1 | Receptions 1 | EPC C**



## Flat 1, Thame Road

A fantastic starter home or excellent buy-to-let investment, this generous 2 bedroom first floor apartment is situated in the heart of Stadhampton and is conveniently positioned between the M&S Simply Food Store and the Crazy Bear Hotel & Farm Shop.

The property has recently undergone an extensive refurbishment to include new windows, electrics, kitchen, bathroom, flooring and both internal wall and loft insulation. The accommodation has been reconfigured to maximise the use of space and includes an entrance hall, light and airy open plan dual aspect kitchen/sitting room, 2 bedrooms with newly fitted carpets and a great size shower room.

This property is very well positioned for access to Oxford and to the M40.

### SERVICES

Electric heating, mains water and mains drainage.

South Oxfordshire District Council

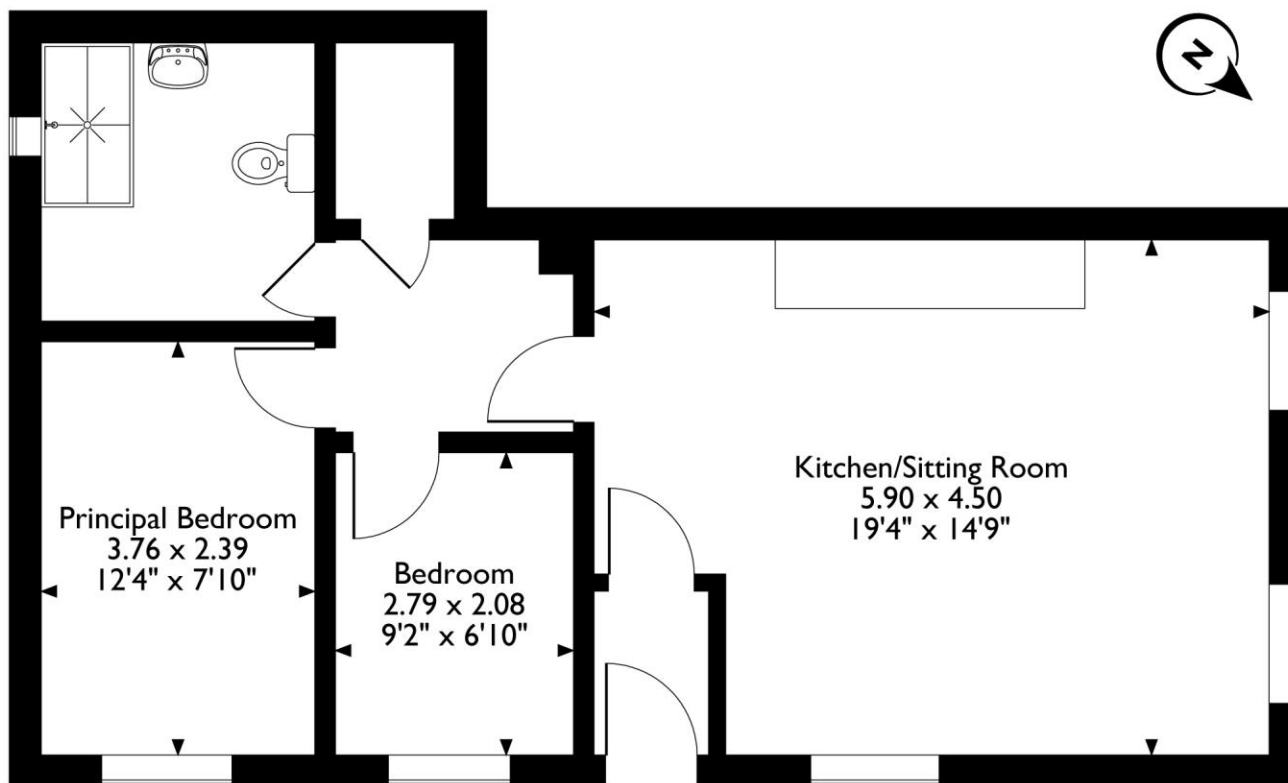
Council Tax Band

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



# Gibbs Garage, Flat 1, Thame Road, Oxford, Oxfordshire

## Approximate Gross Internal Area 54 Sq M/581 Sq Ft



### First Floor

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>		85
(69-80) <b>C</b>	73	
(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

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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