



ASH COTTAGE SCHOOL LANE STADHAMPTON OX44 7TR

3 bedrooms
2 bathrooms
2 receptions with fireplaces
planning permission to extend

DESCRIPTION

Believed to date from the early 18th century with more recent additions, this charming Grade II Listed thatched cottage offers a lovely home tucked away in School Lane, a no-through road within the highly sought after village of Stadhampton. The property has an enormous amount of character with many original features in the older part of the house including many exposed beams and fireplaces. In more recent years, the property was extended to the rear at ground floor level and recently improved further by the present owners. In addition, the cottage has the benefit of planning permission to extend further to create a large kitchen/dining room and a further bedroom.

The original cottage boasts two charming reception rooms; a double aspect sitting room, enjoying a large inglenook fireplace, and a dining room/entrance hall also with fireplace. Forming part of the modern extension at the rear of the house is the stylish and recently updated bespoke kitchen/breakfast room overlooking the garden. Completing the ground floor is a double bedroom and recently fitted stylish bathroom and rear entrance hall providing an ideal boot room. The first floor of the original cottage provides two further bedrooms and a shower room.

OUTSIDE

To the front of the house a gated gravel drive, bordered by mature shrubs, provides parking to the front and side of the house. There are two external EV charging points and a well in the front garden. Providing an attractive setting, the main garden lies to the rear principally laid to lawn with a terrace leading off the house and a further seating/dining area arranged at the end of the garden.

A CHARMING GRADE II LISTED DETACHED COTTAGE WITH MUCH CHARACTER THROUGHOUT AND THE BENEFIT OF PLANNING PERMISSION TO EXTEND FURTHER.



Stadhampton is an attractive village located to the southeast of Oxford and east of Abingdon. The village is within easy reach of a number of excellent schools in both Abingdon and Oxford, as well as the EUROPA school in Culham. There is an excellent network of local walks close to the house. Stadhampton benefits from easy access to the M40 which provides a fast route to London and the Midlands. Oxford, Wallingford and Thame offer shopping and recreational facilities with the village itself providing an M&S food shop at the village garage. Other local amenities include a primary school and preschool, public house, playground and village hall; and both the Oxfordshire Golf Club and Waterstock Golf Club are nearby. The well renowned Crazy Bear is located within the village and Raymond Blanc's Le Manoir aux Quat'Saisons is in nearby Great Milton. For the commuter there is a train service from Haddenham & Thame Parkway to Marylebone and Didcot to Paddington.

Local Authority: South Oxfordshire District Council

Council Tax: Band E

Services: All mains services are connected. Biomass boiler.
Tenure: Freehold .

Broadband speeds can be checked here:

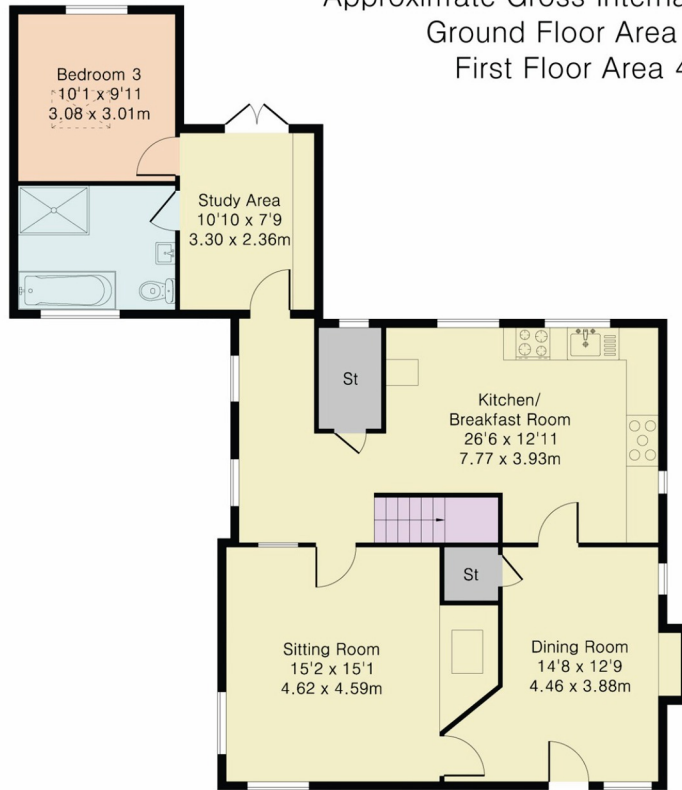
checker.ofcom.org.uk. The maximum download rate is predicted to be 1000 Mbps with a 1000 Mbps upload speed, subject to availability. Mobile phone coverage and speeds can be checked here: checker.ofcom.org.uk, three providers are predicted to have good levels of service.

ADDITIONAL INFORMATION

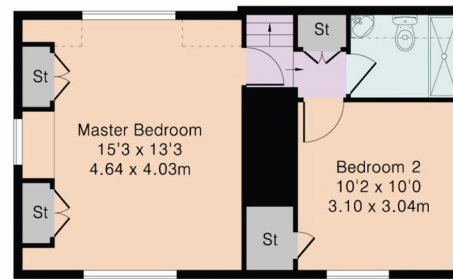
Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444



Approximate Gross Internal Area 1425 sq ft – 132 sq m
 Ground Floor Area 1009 sq ft – 93 sq m
 First Floor Area 416 sq ft – 39 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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

Oxford 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

carterjonas.co.uk

Offices throughout the UK



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