





**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

# Forge Cottage Stadhampton

**A beautiful Grade II listed five bedroom thatched cottage c.1620 with fireplaces and exposed beams, and delightful timber framed barn extension at the rear offering spacious light kitchen/breakfast/family room with Aga. Two further reception rooms, utility, well stocked walled garden, summer house.**

## SITUATION

Located towards on a no-through lane, the property enjoys a peaceful and quiet location yet within walking distance of the village school, shop, church and pub. Stadhampton is an Oxfordshire village conveniently located with easy access to the M40 c.5 miles away which provides a fast route to London and the Midlands. It is situated c.8 miles from Oxford and c.9 miles from Thame. There is a train service Thame/Haddenham to Marylebone (c.45 minutes) and Didcot to Paddington. The village has a village green, church, pub, local store and post office catering for day-to-day needs, together with the Crazy Bear hotel/restaurant and farm shop; primary school and secondary schools are in the nearby villages of Watlington and Wheatley. The Oxfordshire Golf Club and Waterstock Golf Club are nearby. There are comprehensive shopping facilities including a Waitrose supermarket and a weekly market in the traditional market towns of Thame and Wallingford. The city of Oxford has extensive shops, theatres, museums and many recreational facilities. There is an excellent selection of independent schools at Oxford and Abingdon (both c.8 miles distant).

## DESCRIPTION

Forge Cottage is a stunning 17th Century thatched cottage boasting an exceptional oak framed rear extension.

The main entrance hall leads to two charming reception rooms both boasting period features to include exposed beams, window seats and original working stove and open fireplace. The hall opens onto the fabulous triple aspect oak framed extension with flagstone flooring, feature glass wall, bespoke kitchen with Aga, wood burning stove and concertina doors leading to the private walled garden. The ground floor further benefits from a utility room, guest cloakroom, walk in pantry accessed from the side terrace which also benefits from a built in BBQ.

The first floor of the oak framed extension boasts two bright and airy double bedrooms, bathroom and fitted library. The spacious master bedroom and family bathroom can be found on the first floor

of the thatched cottage as well as a fourth bedroom which leads up to a charming room with fabulous exposed beams.

Externally the property enjoys a private walled garden predominantly laid to lawn with beautifully stocked borders. There is a spacious terrace perfect for entertaining as well as delightful summer house and working well. The current owner rents an allotment close to the property.

**SERVICES** Gas central heating, water and electricity connected

**LOCAL AUTHORITY** South Oxfordshire District Council

## TAX BAND E

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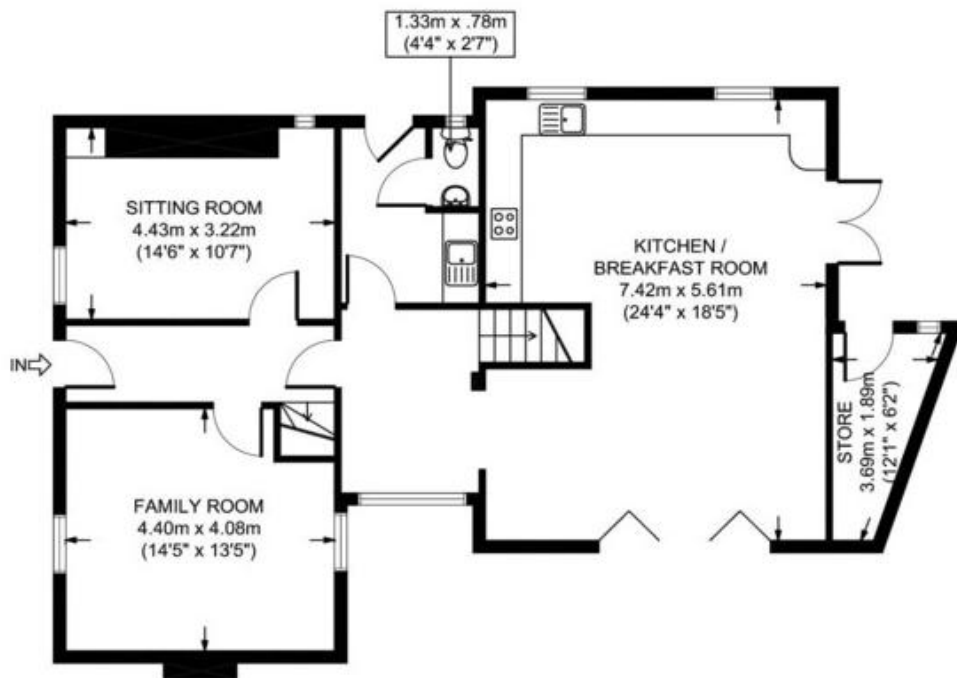
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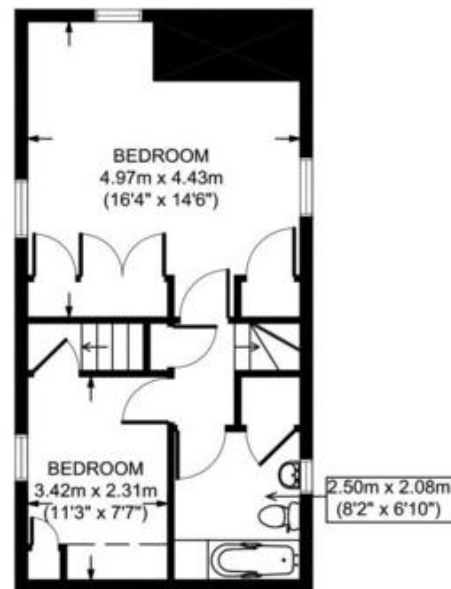
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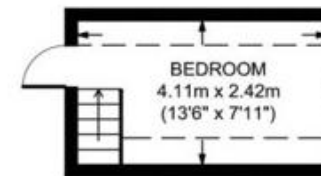




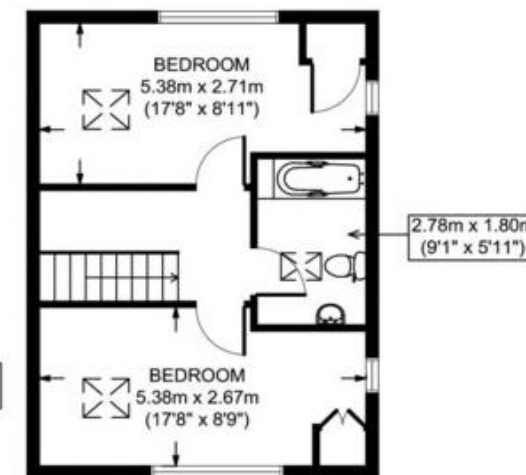
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1066 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 431 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 194 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 431 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 2122 SQ FT / 197 SQ M

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