

Sandy Lane, Hatford, Faringdon, Oxfordshire SN7 8JH



Detached bungalow • Four bedrooms • Kitchen with space for a table • 'L' shaped sitting/dining room • Conservatory • Lovely gardens • Double garage and driveway parking • No onward chain • EPC D

## Sandy Lane, Hatford, Faringdon, Oxfordshire SN7 8JH

### Key Features



4  
Bedrooms



1  
Bathroom



2  
Receptions

### About the property

Situated in a generously proportioned plot on the edge of the hamlet of Hatford. This spacious detached bungalow has been with the current owners for 25 years and benefits from four bedrooms and a double garage.

The spacious entrance hall provides access to almost all the rooms and has a cloakroom and airing cupboard. The large L-shaped sitting/dining room with wood burning stove provides access to the glazed sun room, and on into the conservatory, which in turn has doors to the rear garden. The kitchen provides a range of base units with a double integral eye-level oven and four-ring electric hob and plumbing for a dishwasher. The utility room provides space for further appliances, with a Belfast sink and access to the side of the property.

There are four good-sized double bedrooms, three of which benefit from built-in wardrobes. The family bathroom is fitted with a bath and separate shower.

Externally, the property has a driveway leading to an attached double garage with power and light connected. The gardens encircle the property and are very private. Mature trees, hedges and shrubs as well as well-stocked flower borders, and fruit bushes are all found within the garden.

The property is heated by an oil-fired boiler to radiators, with a mixture of sealed unit and UPVC double glazing, and mains water and electricity connected. Drainage is to a private septic tank. The tenure is assumed to be freehold.

### Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

### Amenities

Hatford is a tiny village with a population of around 100, lying in the centre of the Vale of the White Horse. St George's parish church stands on the site of the Saxon church mentioned in the Domesday Book of 1086.

The village lies just two miles from the A420, giving easy access to the larger centres of Oxford and Swindon, leading to the M40 and M4 respectively. There is a mainline train service from Didcot Parkway to London (Paddington c. 45 minutes) within 30 minutes' drive. Buses go through Stanford in the Vale providing regular transport to the nearby market towns of Faringdon and Wantage and beautiful countryside walks are literally on the doorstep of this historic village, with the Downs and famous White Horse of Uffington, the River Thames and the Cotswolds all within easy reach.

Village primary schools can be found in neighbouring Stanford in the Vale and Shellingford. Faringdon Community College and King Alfred's Academy offer secondary schooling, and there are several independent preparatory and secondary schools within easy access.

### Directions

From Faringdon, take the A417 towards Wantage and after approximately 1.6 miles, turn left on to the B4508, signposted Hatford, where the village can be found after a mile or so. Turn left into Sandy Lane and the property can be found on the left hand side.

### Services & Tenure

The tenure is Freehold. The property is heated by an oil-fired boiler to radiators, with a mixture of sealed unit and UPVC double glazing, and mains water and electricity connected. Drainage is to a private septic tank.

### Local Authority

Vale of White Horse District Council

Council Tax Band G

### Our reference

FAR/LH/KF/23092024

### We'd love to hear from you

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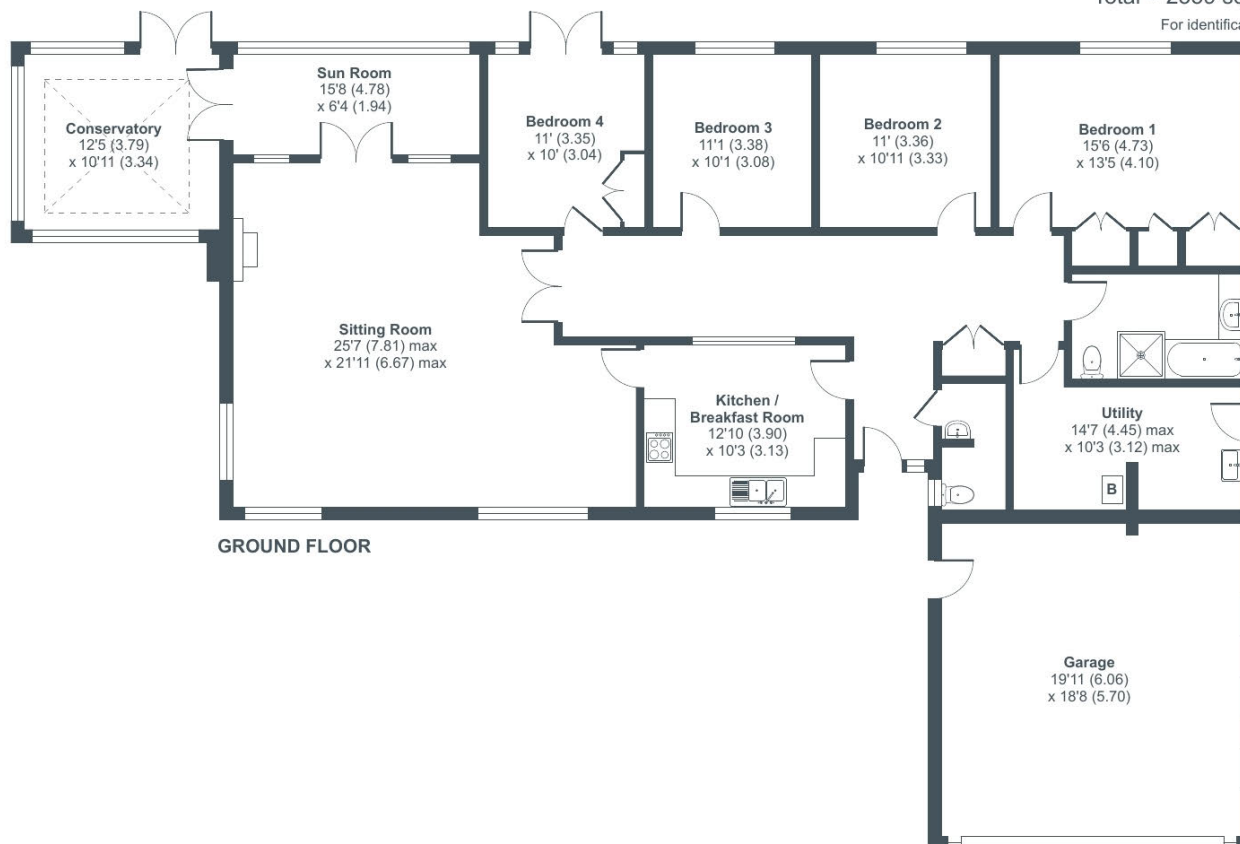
## Blakesley Sandy Lane, Faringdon, SN7

Approximate Area = 1977 sq ft / 183.7 sq m

Garage = 382 sq ft / 35.5 sq m

Total = 2359 sq ft / 219.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Perry Bishop. REF: 1190336



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