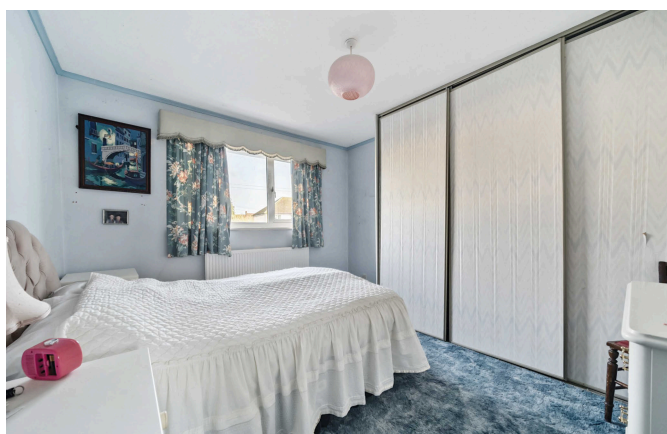


# Perry Bishop

PROPERTY MADE PERSONAL

**Joyces Road**, Stanford in the Vale, Oxfordshire SN7 8HT



A superb family home • Three bedrooms • Driveway parking plus garage in block • South facing private garden • Large living/dining room • Potential to extend STPP • No onward chain • Superb location • EPC E





# Joyces Road,

Stanford in the Vale, Oxfordshire SN7 8HT

## Key Features



3  
Bedrooms



1  
Bathroom



1  
Reception

## About the property

Located on a great road, in the desirable village of Stanford in the Vale, this three bedroom semi-detached home offers a great opportunity to buy in the village.

Upon entering through the porch, the living/dining room has an electric fireplace in the centre of the space and dual aspect views, making for an incredibly light space. The kitchen has a range of wall and base units including a nifty pull-out surface for extra prep space or a breakfast bar, as well as space and plumbing for white goods. The kitchen has a rear door out into the south facing lean-to, a perfect warm spot to soak in the sun or dry your washing.

To the first floor are three good sized bedrooms, each offering built in storage, as well as the bathroom with a separate WC.

Externally, there is driveway parking for several cars as well as a garage in the block opposite. The rear garden is mainly laid to

lawn with a side gate and garden shed, is extremely private and is also south facing.

## Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes: Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

## Amenities

Situated midway between the market towns of Faringdon and Wantage, Stanford in the Vale offers a local supermarket with Post Office, a successful primary school, pre-school, parish church, village hall, public house and independent coffee shop.

Stanford in the Vale lies just four miles from the A420, giving easy access to the larger centres of Oxford and Swindon which lead 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. There is also a regular bus service.

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.

## Directions

From Faringdon, take the A417 in the direction of Wantage. After approximately four miles, on entering the village of







Stanford in the Vale, take the second turning on the left into Joyces Road, where the property can be found on the right hand side, immediately after the turning to Glebe Road.

What3Words: ///love.spouting.exact

#### Services & Tenure

The tenure is Freehold. Mains electricity, water and drainage are connected. Central heating and hot water are powered by liquid petroleum gas through a combi boiler.

#### Local Authority

Vale of The White Horse District Council

Council Tax Band- C

#### Our reference

FAR/KB/MS/02012025

#### We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

E: faringdon@perrybishop.co.uk



#### *what the owner said*

"Stanford in the Vale is a lovely village - all very friendly, and my neighbours are lovely. Nice Co-op and coffee shop."



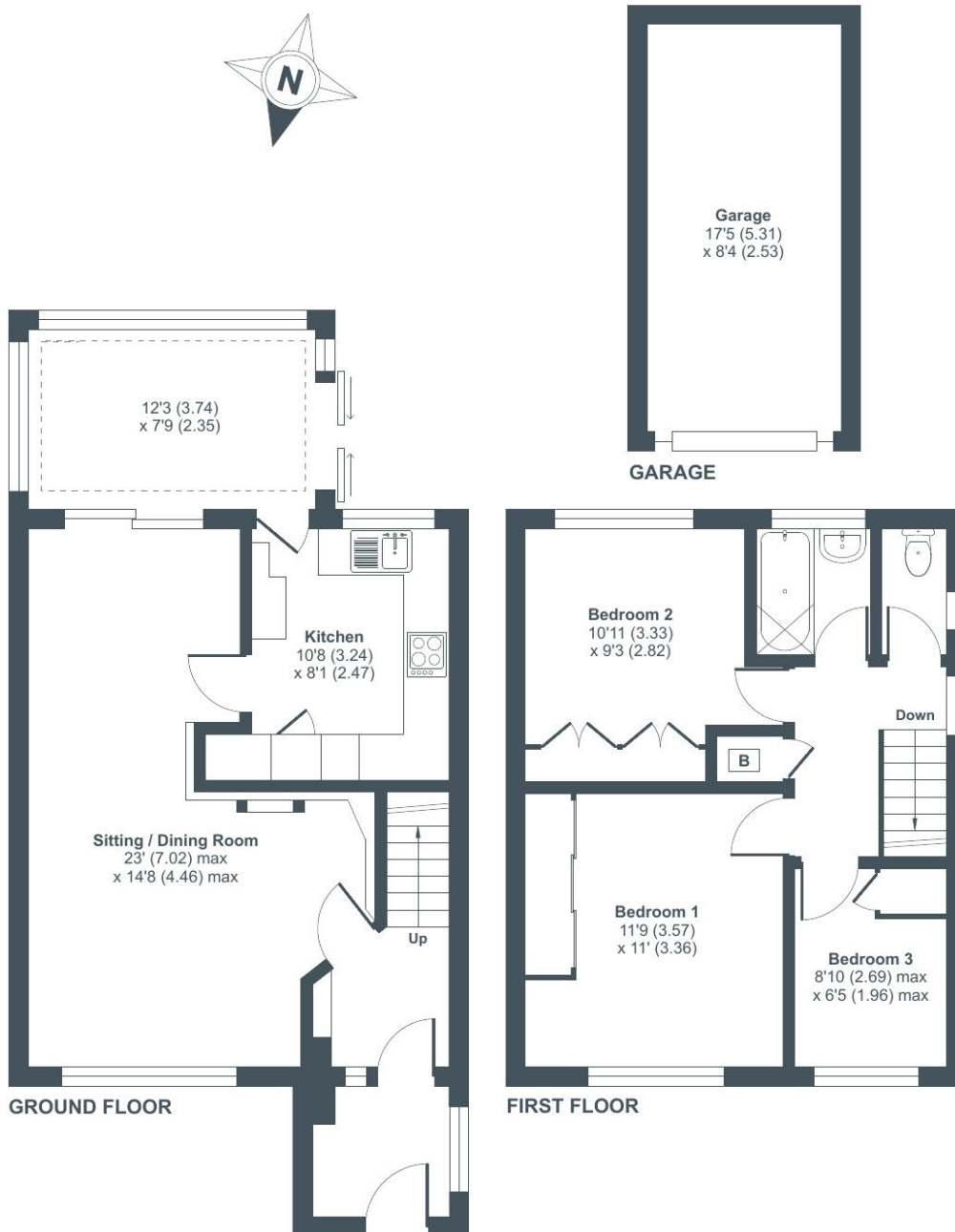
# Joyces Road, Stanford In The Vale, Oxfordshire, SN7

Approximate Area = 972 sq ft / 90.3 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1117 sq ft / 103.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Perry Bishop. REF: 1228280

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**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.  
**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

