

Rowan House, High Street, Stanford in the Vale, Faringdon, Oxfordshire, SN7 8NQ



Modern detached home • Beautifully presented • Four bedrooms • Three bathrooms • New, refitted kitchen / diner • Private garden • Driveway parking • Integral garage • EPC D

Rowan House,

High Street, Stanford in the Vale, Faringdon, Oxfordshire, SN7 8NQ

Key Features



4

Bedrooms



3

Bathrooms



2

Receptions

About the property

A beautifully presented family home situated in the highly sought-after village of Stanford in the Vale and within easy reach of the shop and primary school. This property has been recently refurbished to a great standard.

Upon entering you are greeted by a spacious hall with stairs to the first floor and a cloakroom. The sitting room is to the front of the property and features an open fireplace. Large glass doors lead through to a stunning kitchen / diner which has recently been refitted. There is ample floor and wall mounted shaker style units and integrated appliances such as fridge / freezer, induction hob with built in extractor and separate double oven. French doors lead out to the garden. Completing the downstairs accommodation is a separate utility room which provides access to an integral garage.

On the first floor are three double bedrooms and a wonderful family bathroom with standalone bath and separate shower cubicle. The master bedroom is incredibly bright and boast a range of fitted wardrobes and stunning en-suite shower room. On the second floor is a spacious fourth bedroom and large bathroom.

Outside the property has driveway parking for several vehicles and an integral garage. The rear garden is fully enclosed and incredibly private. Laid predominantly to lawn with a patio area.

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 towards Wantage and after approximately 4 miles on reaching the village of Stanford in the Vale go over the mini roundabout and take the next turning on the left into the High Street. Rowan House can be found on the right hand side.

Services & Tenure

The tenure is Freehold. Mains electricity, water and drainage are connected, with an oil-fired boiler to radiators.

Local Authority

Vale of White Horse District Council

Council Tax Band: F

Our reference

FAR/HD/RN/17052023

We'd love to hear from you

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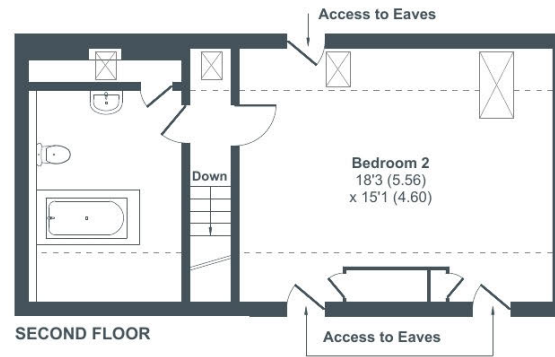
High Street, Stanford In The Vale, Faringdon, SN7

Approximate Area = 1700 sq ft / 157.9 sq m (includes garage)

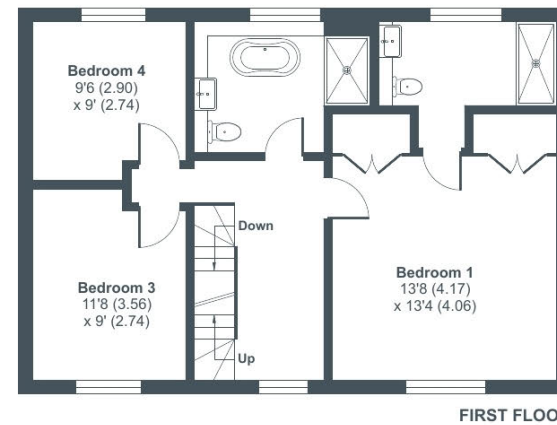
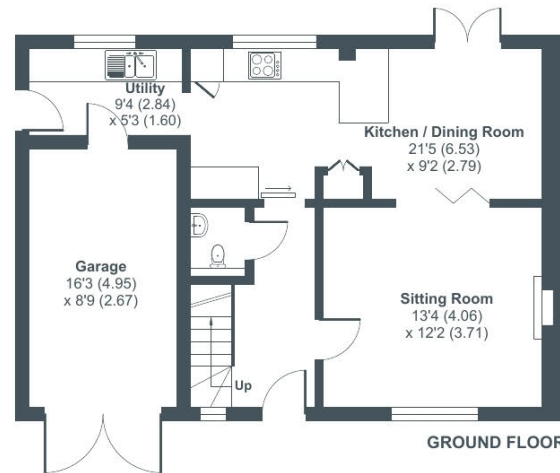
Limited Use Area(s) = 162 sq ft / 15 sq m

Total = 1862 sq ft / 172.9 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Perry Bishop. REF: 986097



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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.

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