

Ock Meadow, Stanford in the Vale, Faringdon, Oxfordshire SN7 8LN



Fantastic family home • Four double bedrooms with wardrobes • Dual aspect living room • Separate dining room • Fitted kitchen/breakfast room • Study • Wonderful enclosed garden • Garage and driveway parking • EPC E

Ock Meadow,

Stanford in the Vale, Faringdon, Oxfordshire SN7 8LN

Key Features



4

Bedrooms



2

Bathrooms



2

Receptions

About the property

A stunning family home with flexible accommodation, situated in the popular village of Stanford in the Vale.

Upon entering, you are greeted by a spacious hall with cloakroom, storage and stairs to the first floor. There is a bright, dual aspect living room with gas fireplace and French doors out to the garden. A study sits to the front of the property, and to the rear, a separate dining room which is reached through glass doors, as well as a kitchen/breakfast room. This is fitted with an array of floor and wall mounted units, integrated double oven and dishwasher and has a charming outlook over the garden. There is also a utility room with side access out to the drive.

Upstairs are four double bedrooms, all benefiting from in built wardrobes. The master bedroom is of a very good size and benefits from an en suite shower room. A family shower room completes the internal accommodation.

Outside the property, a driveway provides off road parking for several vehicles in front of a single garage. There is gated access to the rear garden which is simply beautiful and incredibly private with mature shrubs and borders, a lawn area and two patios.

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 and after approximately four miles, continue over the mini roundabout and then take the first turning on the left into the village High Street. Passing the supermarket on the right and the primary school on the left, the road then bears around to the left. Do not take this bend but proceed straight ahead into Horsecroft and then turn first right into Ock Meadow, where the property can be found on the right hand side.

Services & Tenure

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

Local Authority

Vale of White Horse District Council

Council Tax Band: F

Our reference

FAR/HD/KF/17012024

We'd love to hear from you

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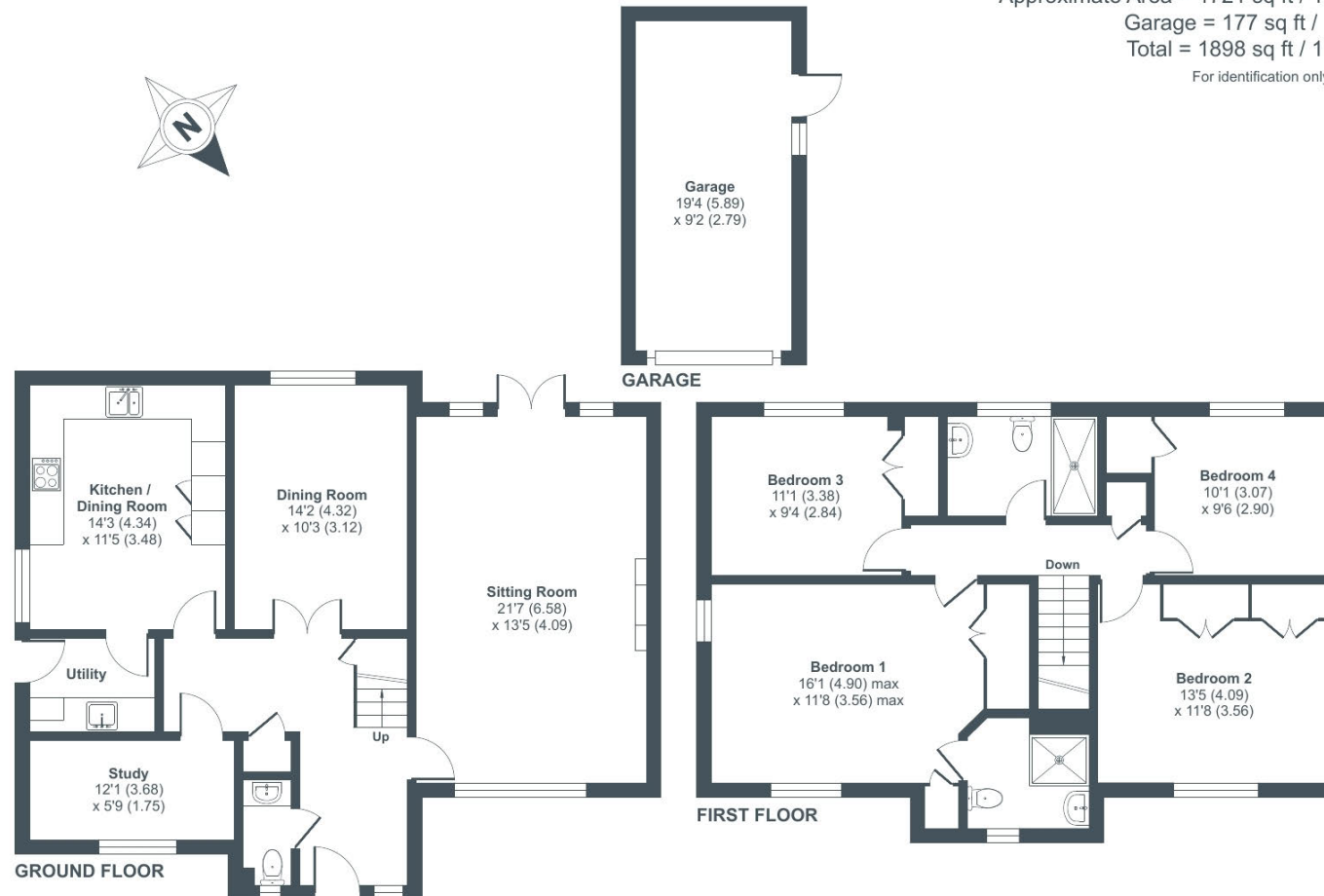
Ock Meadow, Stanford In The Vale, Faringdon, SN7

Approximate Area = 1721 sq ft / 159.8 sq m

Garage = 177 sq ft / 16.4 sq m

Total = 1898 sq ft / 176.2 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). © ncheom 2024. Produced for Perry Bishop. REF: 1074237



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