

PerryBishop

PROPERTY MADE PERSONAL



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

Ock Meadow,

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

Key Features



5
Bedrooms



2
Bathrooms



3
Receptions

- A wonderful detached family home
- Five well proportioned bedrooms
- Master bedroom with en suite and built in wardrobes
- Triple aspect sitting room with fireplace
- Study and a separate dining room
- Driveway parking and double garage
- Lovely enclosed rear garden
- EPC: D

About the property

This most attractive detached family home is situated within a popular cul-de sac, in the village of Stanford in the Vale; situated on the edge of the village, yet within easy reach of the village school, parish church and mini supermarket.

The accommodation comprises of a spacious and welcoming hallway which has stairs rising to the first floor. Double doors lead from the hall into the triple aspect sitting room which has an open fireplace as the feature point to the room and double doors leading out to the garden. The dining room, which is currently being used as an additional sitting room, has double doors leading from the hallway and lovely views across the garden .

To the front of the home is a good size study that could also be used as a playroom if required. The spacious dual-aspect kitchen/dining room provides an excellent family area, with the kitchen being fitted with a wide range of units including a double oven, hob, Miele dishwasher and ample space for fridges and freezers, as well as ample

space for a dining table.

Adjacent to the kitchen is a good sized utility room, featuring fitted units with inbuilt sink and drainer, space and plumbing for both a washing machine and dryer, and providing access to the rear garden. In addition, there is a downstairs cloakroom and inbuilt storage to the hallway.

On the first floor, the master bedroom benefits from ample built-in wardrobes and a large en-suite shower room. There are three further good-sized double bedrooms all with inbuilt storage and a fifth good sized single room. The family bathroom is fitted with a modern suite and boasts a bath with separate shower cubicle. The loft can be accessed by a pull down ladder.

Externally the property is approached via a shared private driveway, which leads to only a few homes. There is ample driveway parking in front of the detached double garage, which feature electric doors and provides access to the garden. A side gate also provides access to the well-maintained and carefully planted garden. It is mainly laid to lawn with borders providing year round interest. There are patio areas next to the kitchen and sitting room and these are linked by a pathway.

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 left hand side.

Services & Tenure

The tenure is Freehold. Mains electricity, water and drainage are connected. Oil-fired central heating.

Local Authority

Vale of White Horse District Council

Council Tax Band: G

Our reference

FAR/LH/RN/13022023

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

"It is in a lovely location - a very quiet road. It is very close to the local shop, primary school and vets. It is a very friendly village."









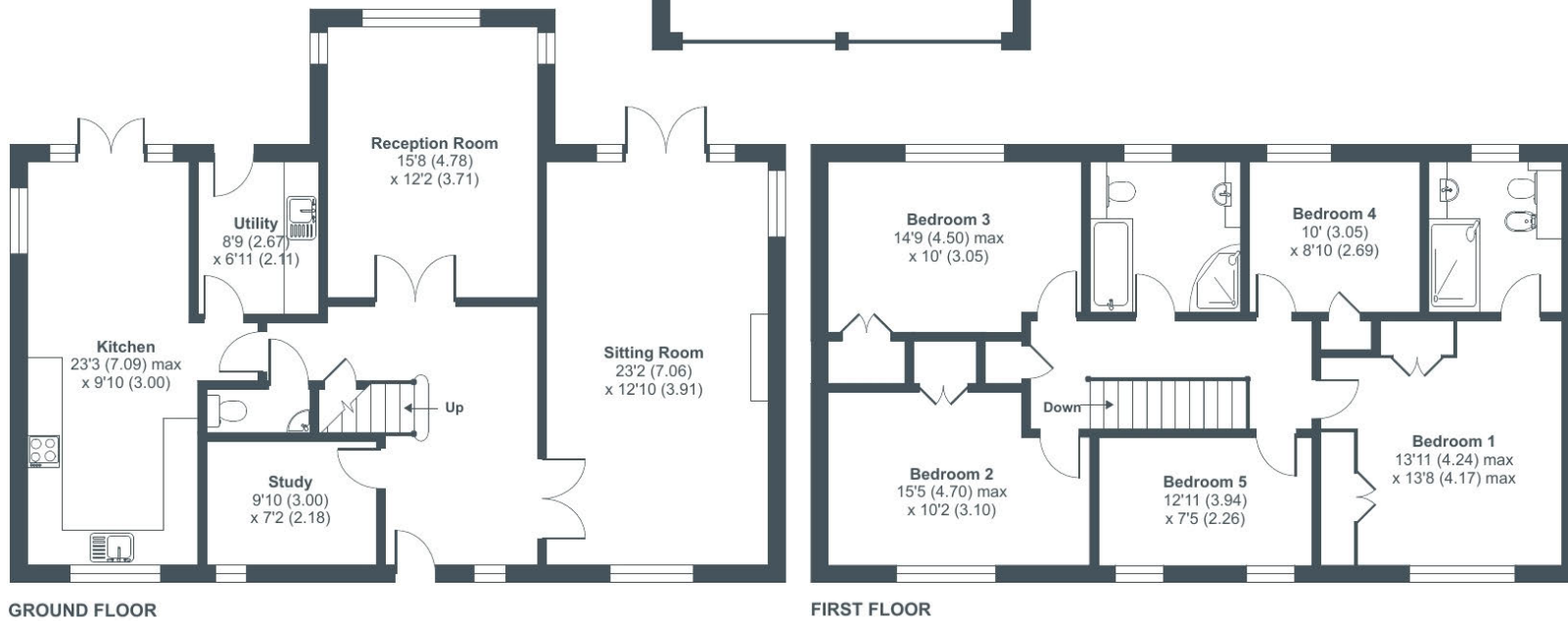
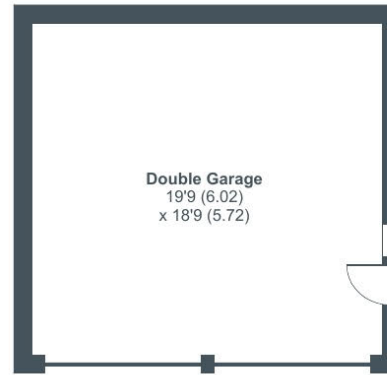
Ock Meadow, Stanford In The Vale, Faringdon, SN7

Approximate Area = 2111 sq ft / 196.1 sq m

Garage = 373 sq ft / 34.7 sq m

Total = 2484 sq ft / 230.7 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). © nichecom 2023. Produced for Perry Bishop & Chambers. REF: 944972





16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

E: farindon@perrybishop.co.uk

perrybishop.co.uk

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

