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PROPERTY MADE PERSONAL

Penstones Court, Marlborough Lane, Stanford in the Vale, Faringdon, Oxfordshire SN7 8SW



Superb over 55s property • Two double bedrooms • Kitchen and separate dining room • Bright and large sitting room • Communal gardens • Resident site manager • Supermarket nearby • Active village community • EPC D



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Key Features



2
Bedrooms



2
Bathrooms



2
Receptions

About the property

Penstones Court is an attractive over 55s development in Stanford in the Vale. Located in the centre of the village, it has far reaching views over open countryside forming part of the Vale of White Horse. This mid-terrace home enjoys spacious and bright accommodation comprising an entrance hall with downstairs bathroom and stairs to the first floor which are wide enough to accommodate a stairlift. There is a large sitting room with a lovely outlook to the front over gardens, and double doors lead to the dining room with French doors out to the private patio. The fitted kitchen has a range of wall and floor mounted fitted units and integral appliances such as a washing machine, dryer, fridge/freezer and space for an oven/hob, with a further door to the patio.

On the first floor sit two large double bedrooms, each with an array of fitted wardrobes, serviced by a spacious bathroom. There is a good sized attic with pull-down ladder which has been fitted with shelving and offers additional storage space.

Outside, to the rear, is a small and private fenced patio garden - to the front, attractive landscaped communal gardens. There is also an allocated garage in a nearby block which has loft storage above the car space. Penstones Court has an age restriction of 55 years or over and the properties have been designed with wide doors suitable for wheelchairs. The resident site manager ensures a high standard of grounds and building maintenance and offers support and assistance. There is also an integral pull cord alarm system in the property with a link to the site manager. The development also benefits from a laundry room and guest suite available for visitors.

Agent's note: some of the photographs have been staged to include furniture.

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 towards Wantage and on reaching Stanford in the Vale, take the third turning on the left hand side (opposite the garage) into the High Street. Bear right into Marlborough Lane and immediately right into Penstones Court.

What3Words: ///dramatic.surveyors.punks



Services & Tenure

The tenure is Leasehold, with 268 years remaining. The service charge is £7,968 per annum. Mains electricity, water and drainage are understood to be connected. There is an electric storage heating system.

Local Authority

Vale of White Horse District Council
Council Tax Band G

Our reference

FAR/HD/KF/10022025

We'd love to hear from you

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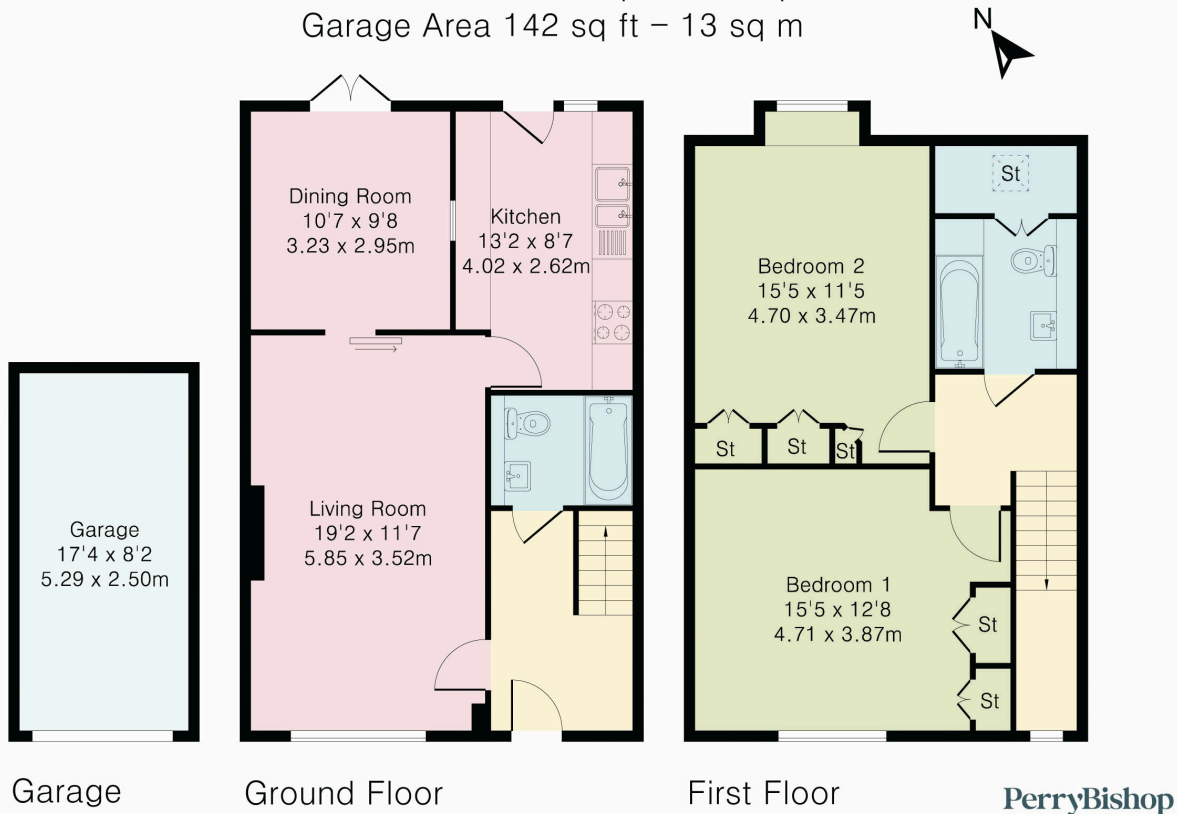


Approximate Gross Internal Area 1233 sq ft - 115 sq m

Ground Floor Area 557 sq ft – 52 sq m

First Floor Area 534 sq ft – 50 sq m

Garage Area 142 sq ft – 13 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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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