

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



Stunning retirement complex • Three large double bedrooms • Spacious accommodation •
Kitchen with utility room • Beautiful communal gardens • Private patio area • Views to open
countryside • Garage in nearby block • EPC E

Penstones Court,

Marlborough Lane, Stanford in the Vale, Faringdon, SN7 8SW

Key Features



3
Bedrooms



2
Bathrooms



3
Receptions

About the property

Penstones Court is an attractive retirement development in Stanford in the Vale, located on the very edge of the village with far-reaching views over open countryside forming part of the Vale of White Horse.

The spacious and well-presented accommodation comprises an entrance hall with cloak/shower room, a large sitting room with electric fireplace, and double doors to the dining room. At the rear of the property is a useful conservatory. The kitchen has been refitted and benefits from a range of wall and floor-mounted fitted units, a breakfast bar and inbuilt fridge, freezer, Neff oven, hob with extractor over, and a dishwasher. A door leads to a useful storage/utility room at the rear of the home.

The staircase leads from the hall to the first floor, where there are three double bedrooms, all with either inbuilt wardrobes or storage cupboards. The modern bathroom is fitted with a walk-in shower and benefits from underfloor heating.

Outside the property enjoys a small, enclosed courtyard garden lying to the rear, which is ideal for seating in the summer months. Residents have the use of the well-tended and attractively landscaped communal gardens, which extend into a paddock. There are allotments for the residents to use along with a pitch 'n' putt area. In addition there is an allocated garage which is situated on block, near the property.

The owners have recently replaced the electric heaters, with modern energy-efficient electric radiators.

Properties have been designed with wide doors suitable for wheelchairs, a straight staircase, and electrical switches which are waist height. The resident Courtyard Manager ensures a high standard of grounds and building maintenance and offers support and assistance. They or their relief are always on hand to answer emergency calls. There is also a laundry room and guest

suite available for visitors. There is an age restriction of 55 years or over or a person who is registered as disabled.

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.

Services & Tenure

This is a Leasehold property with a lease of 150 years from 1993 and an annual service charge payable of £7,452, payable quarterly. Mains water, drainage, and electricity are connected.

Local Authority

Vale of White Horse District Council

Council Tax Band: G

Our reference

FAR/LH/RN/18122023

We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

E: faringdon@perrybishop.co.uk







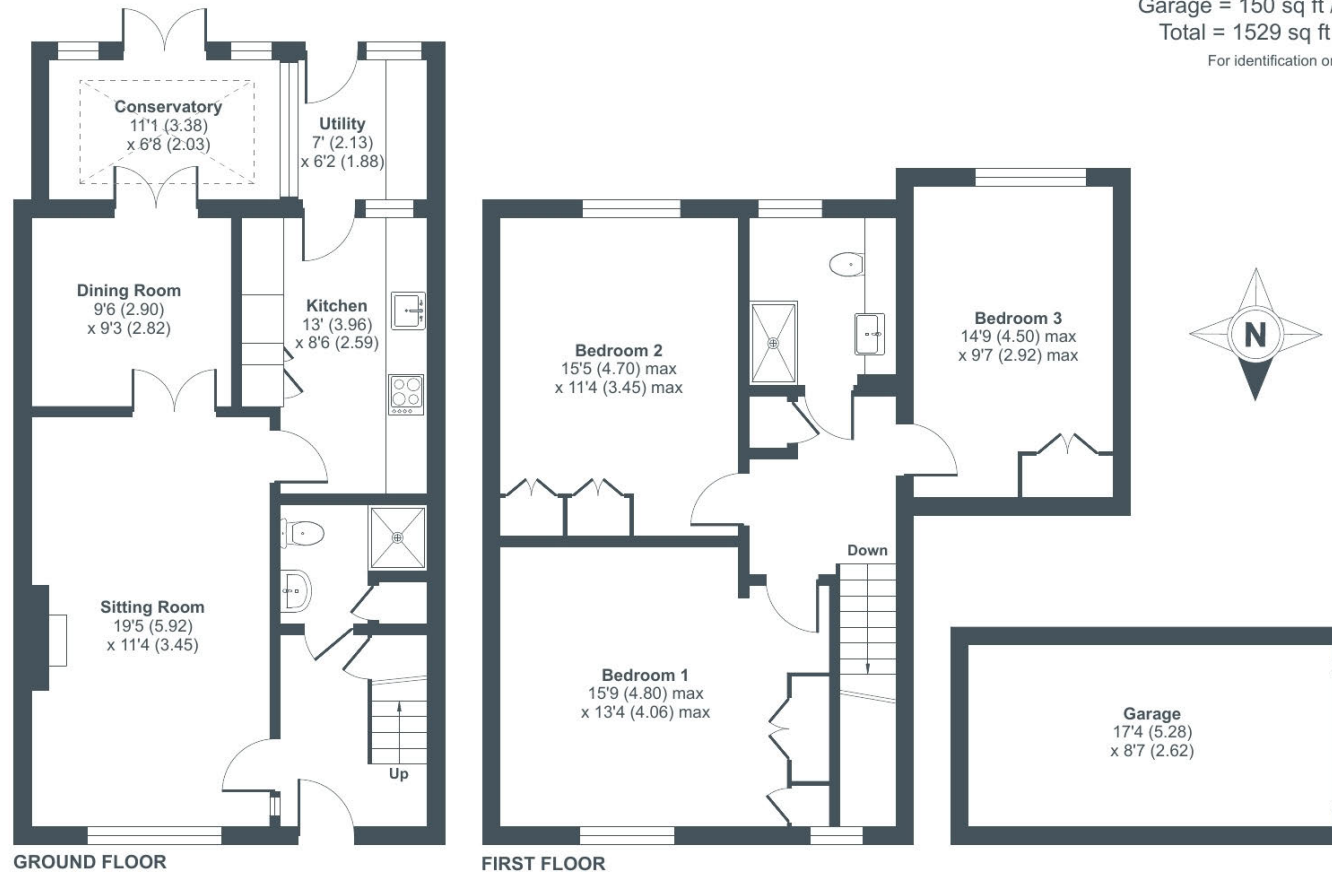
Marlborough Lane, Stanford In The Vale, SN7

Approximate Area = 1379 sq ft / 128.1 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1529 sq ft / 142 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). © nchecon 2023. Produced for Perry Bishop. REF: 1068972



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E: faringdon@perrybishop.co.uk

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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.

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