

## Brick Kiln Rise, Stanford In The Vale, Oxfordshire, SN7 8FP



Detached family home • Three bedrooms • Two bathrooms • Stunning decor • High end fixtures and fittings • Driveway parking • Garage • Seperate work from home office • EPC C

# Brick Kiln Rise,

Stanford In The Vale, Oxfordshire, SN7 8FP

## Key Features



3  
Bedrooms



2  
Bathrooms



2  
Receptions

## About the property

A truly stunning family home built in the last five years by the highly regarded developers, Ede Homes. This property is exquisitely decorated throughout and offers high end fixtures and fittings such as underfloor heating and Neff appliances, and positioned on a wonderful development on the outskirts of Stanford in the Vale.

The accommodation comprises a spacious entrance hall with stylish panelling on the stairs, a cloakroom, and understairs storage. The sitting room is exceptionally well-presented and very bright being triple aspect and features French doors out to the garden. The kitchen / diner sits on the other side of the hall with a further set of French doors outside. The kitchen has a range of wall and floor units under Quartz work surfaces and a many integrated Neff appliances such as an induction hob, oven, microwave, fridge / freezer, dishwasher and washing machine.

On the first floor the beautiful décor continues. Two guest bedrooms, one with inbuilt wardrobes are serviced by a family bathroom. The master bedroom completes the internal decoration and features two wardrobes and a large ensuite shower-room.

Outside this property sits on a good size plot. There is driveway parking for several vehicles in front of a detached single garage. Gated access leads through the South / West facing rear garden which has been landscaped. This includes a large patio area, artificial lawn surrounded by flowered borders with fruit trees, a further patio under wooden pergola and completed by a work from home office / gym which has power, heating, electric and hardwired internet.

A home not to be missed.

## 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.

## Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

## Directions

From Faringdon, take the A417 in the direction of Wantage. After approximately four miles, on reaching the outskirts of Stanford in the Vale, turn left into Cottage Road, follow this road to the end and turn left into Bows Road. Turn right into Whitfield and at the T junction at the top of the road turn right. The property is on the right hand side.

What3Words: ///reef.friction.drizzly

## Services & Tenure

The tenure is freehold. Mains water, drainage and electricity are understood to be connected. Estate Charge: £270.00 per annum.

## Local Authority

Vale of White Horse District Council

Council Tax Band- E

## Our reference

FAR/HD/MS/19092024

## We'd love to hear from you

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## *what the owner said*

"Quiet, tucked away but easy access to the village and walking distance to the pub, shop & café. Dog walking routes on the doorstep, and friendly neighbours."



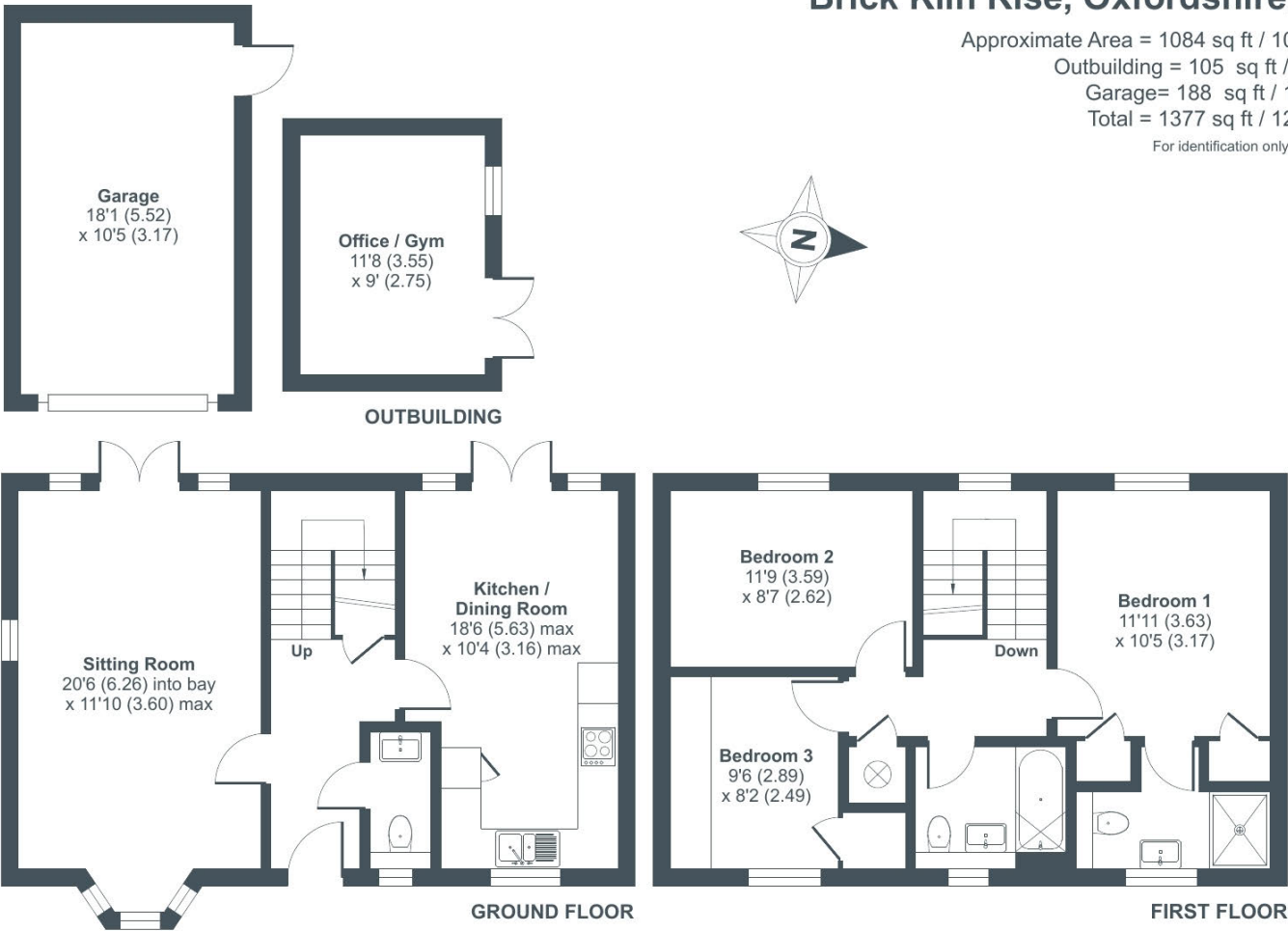




# Brick Kiln Rise, Oxfordshire, SN7

Approximate Area = 1084 sq ft / 100.7 sq m  
 Outbuilding = 105 sq ft / 9.7 sq m  
 Garage = 188 sq ft / 17.5 sq m  
 Total = 1377 sq ft / 127.9 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). © n̄tchecom 2024. Produced for Perry Bishop. REF: 1191386



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