

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



Superb over 55s property • Kitchen and separate dining room • Bright and large sitting room • Resident site manager • Supermarket nearby • Active village community • Private patio and communal gardens • Garage en bloc • EPC E

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

Key Features



3
Bedrooms



2
Bathrooms



2
Receptions

About the property

Located in the centre of the village, the property benefits from 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 an integrated fridge/freezer, double oven, hobs and extractor fan as well as space and plumbing for white goods.

On the first floor are three bedrooms, two of which are great sized double rooms benefitting from built in wardrobes, the third bedroom is currently utilised as a study. Completing the accommodation is the family bathroom fitted with a modern white suite.

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. 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. The development also benefits from a laundry room and guest suite available for visitors.

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.

Services & Tenure

The tenure is Leasehold, with a lease of 150 years from 24th June 1993 (118 years left).

Local Authority

Vale of the White Horse District Council

Tax Band G

Our reference

FAR/KB/CDH/19052025

We'd love to hear from you

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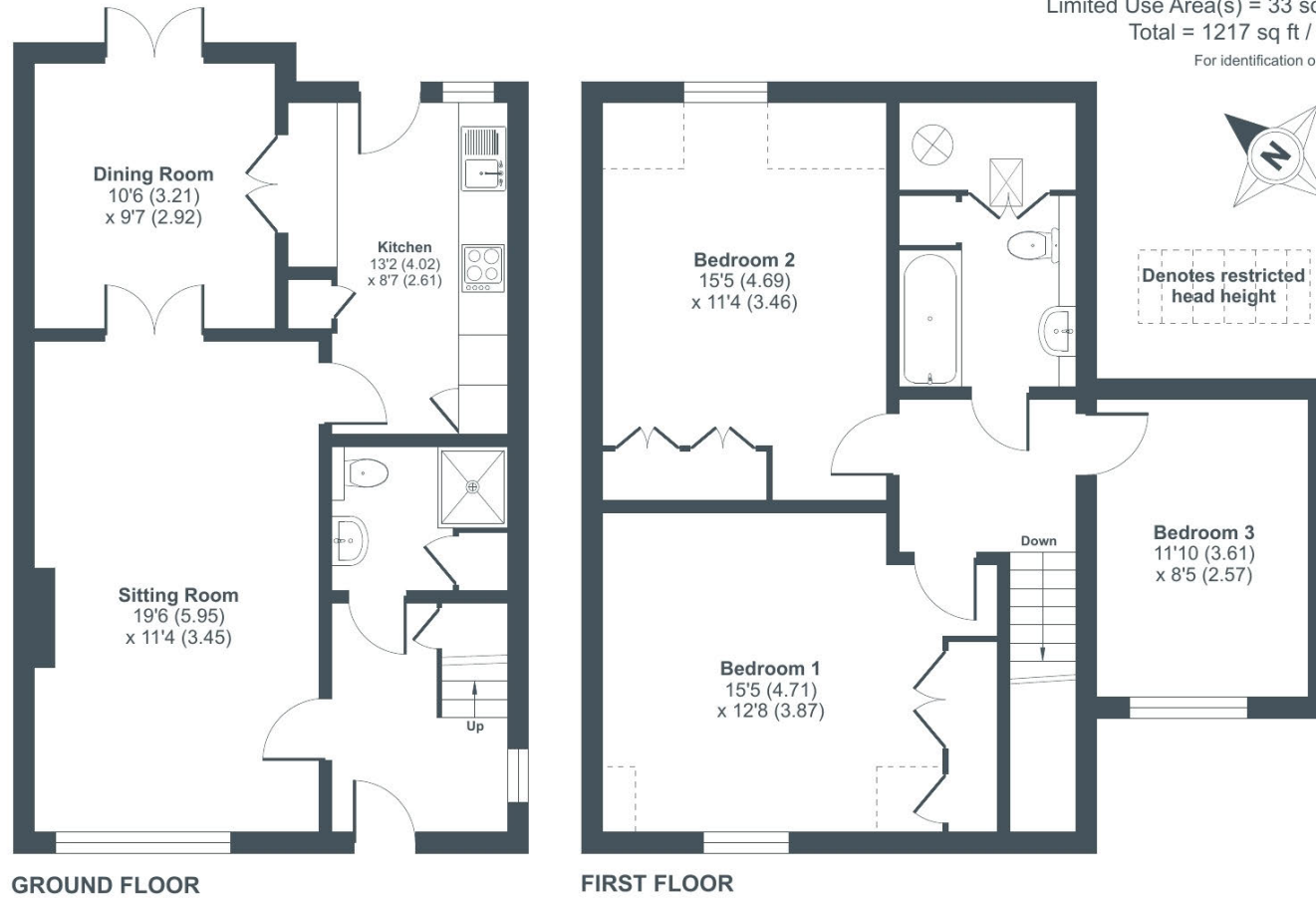
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Approximate Area = 1184 sq ft / 109.9 sq m

Limited Use Area(s) = 33 sq ft / 3 sq m

Total = 1217 sq ft / 112.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Perry Bishop. REF: 1290449



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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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