

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



Fully renovated and decorated throughout • Access to a paddock for walks • Private courtyard garden • Garage in a block • Wonderful community • Over 55's development • Two large double bedrooms • Pet friendly • EPC D

Penstones Court,

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

Key Features



2
Bedrooms



1
Bathroom



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 cloakroom and utility cupboard 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 and a further garden room beyond. The recently re-fitted kitchen has a range of wall and floor mounted fitted units and integral appliances such as fridge/freezer and 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, which does have a gate for bins along the row - to the front,

attractive landscaped communal gardens as well as access to a paddock for walks. 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.

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: ///readily.boasted.retrievees

Services & Tenure

The tenure is leasehold, 117 years. Service Charge £7,968 per annum, paid quarterly which includes buildings insurance, not contents. Mains Water, Drainage and Electricity.

Local Authority

Vale of White Horse District Council

Council Tax Band- G

Our reference

FAR/KB/MS/03072025

We'd love to hear from you

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what the owner said

"The views and the design of the small complex are amazing. Also having the attached paddock is a bonus as we have dogs. Stanford is a very friendly village with lots of clubs and society's."

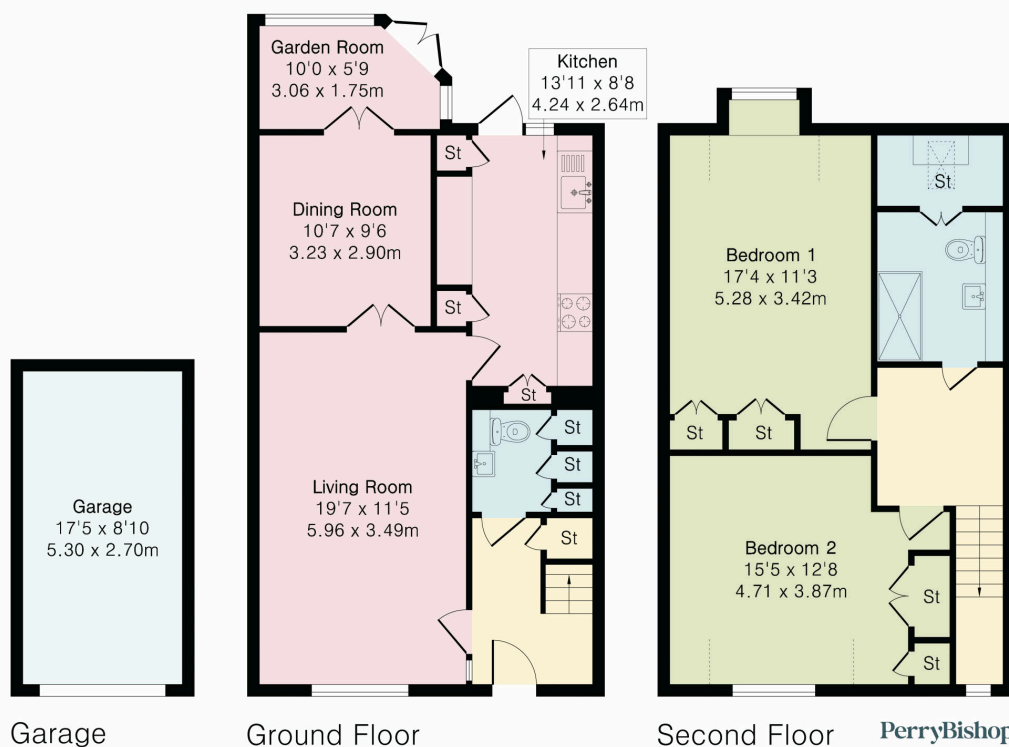


**Approximate Gross Internal Area 1192 sq ft - 111 sq m
(Excluding Garage)**

Ground Floor Area 620 sq ft – 58 sq m

Second Floor Area 572 sq ft – 53 sq m

Garage Area 154 sq ft – 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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