

**3 Frogmore Lane,** Stanford in the Vale, Faringdon, Oxfordshire, SN7 8LG



Set down a private lane • Parking space • Feature log burner • Double glazed sash windows • Turn key ready • Character features • Two double bedrooms • Village location, walking distance to shops • EPC E

**£315,000**

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#### Key Features



2  
Bedrooms



1  
Bathroom



1  
Reception

#### About the property

Stepping in through the front door and into the entrance way, with space for shoes and coats as well as stairs rising to the first floor. This then flows into the living room, with large double glazed sash windows overlooking the garden, and a wood burning stove. The kitchen has a half wall between here and the living room allowing the light all the way through the property. The kitchen is fitted with a range of wall and base units, with a granite worktop and Neff appliances.

To the first floor are two double bedrooms, the largest benefits from a walk-in wardrobe and dual aspect windows. Both bedrooms are serviced by the family bathroom, fitted with a modern white suite and Velux window.

Externally the south facing garden is low maintenance, mainly gravelled with a log store, wisteria climbs up the front of the house adding to the character features. Through the gate you

then have a gravelled parking space and storage shed, the property itself is accessed off a private and quiet gravel track.

#### 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. On reaching the outskirts of Stanford in the Vale take the second turning







on the left into Joyces Road and continue until reaching Frogmore Lane on your right hand side. The property can be found down the private lane on your left.

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#### Services & Tenure

The tenure is freehold. Mains Electricity, Water and Drainage

#### Local Authority

Vale Of White Horse District Council

Council Tax Band- C

#### Our reference

FAR/KB/MS/16072025

#### We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

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#### *what the owner said*

"It's an attractive workers cottage in a historical part of the village, a short walk from the village green and church. The neighbourhood is so friendly, the house itself is in good condition and does not need any works done."

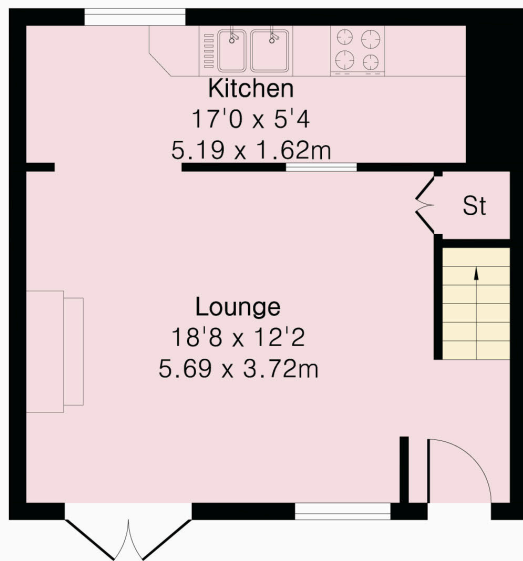




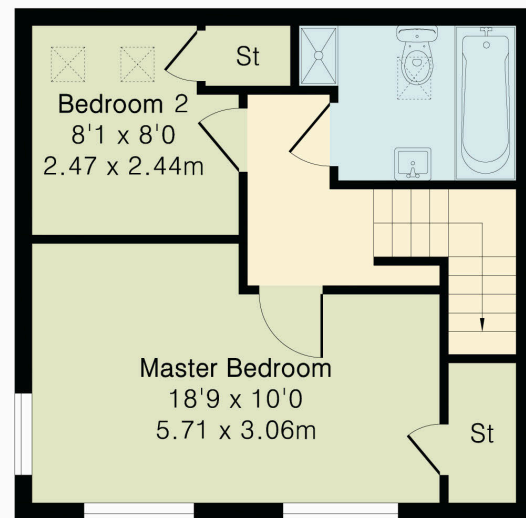
## Approximate Gross Internal Area 692 sq ft - 64 sq m

Ground Floor Area 346 sq ft – 32 sq m

First Floor Area 346 sq ft – 32 sq m



Ground Floor



First Floor

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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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