

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



Superb over 55s property • Three bedrooms • Kitchen and separate dining room • Spacious sitting room • No onward chain • Resident site manager • Active village community • Private patio and communal gardens • EPC D

Penstones Court,

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

Key Features



3
Bedrooms



1
Bathroom



3
Receptions

About the property

Located at the forefront of the complex, this well presented retirement home is offered to the market with no onward chain.

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 accommodation comprises an entrance hall with cloak room, a large sitting room with electric fireplace, leading to the dining room, which in turn has doors to a useful conservatory. The kitchen benefits from a range of wall and floor-mounted fitted units, with an inbuilt oven, hob and space for a dishwasher and fridge freezer. A door leads to a useful storage/utility room at the rear of the home, which has plumbing for a washing machine.

The staircase, which are wide enough to accommodate a stairlift, leads from the hall to the first floor where there are three double bedrooms, all with inbuilt wardrobes. The modern bathroom is fitted with a walk-in shower.

Externally, the property enjoys a small, enclosed courtyard garden lying to the rear. 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 en bloc, near the property.

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.

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: ///alarming.snowballs.ranking

Services & Tenure

This is a Leasehold property with a lease of 150 years from 1993 and an annual service charge of £7,968, which is 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/MS/25092025

We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

E: faringdon@perrybishop.co.uk







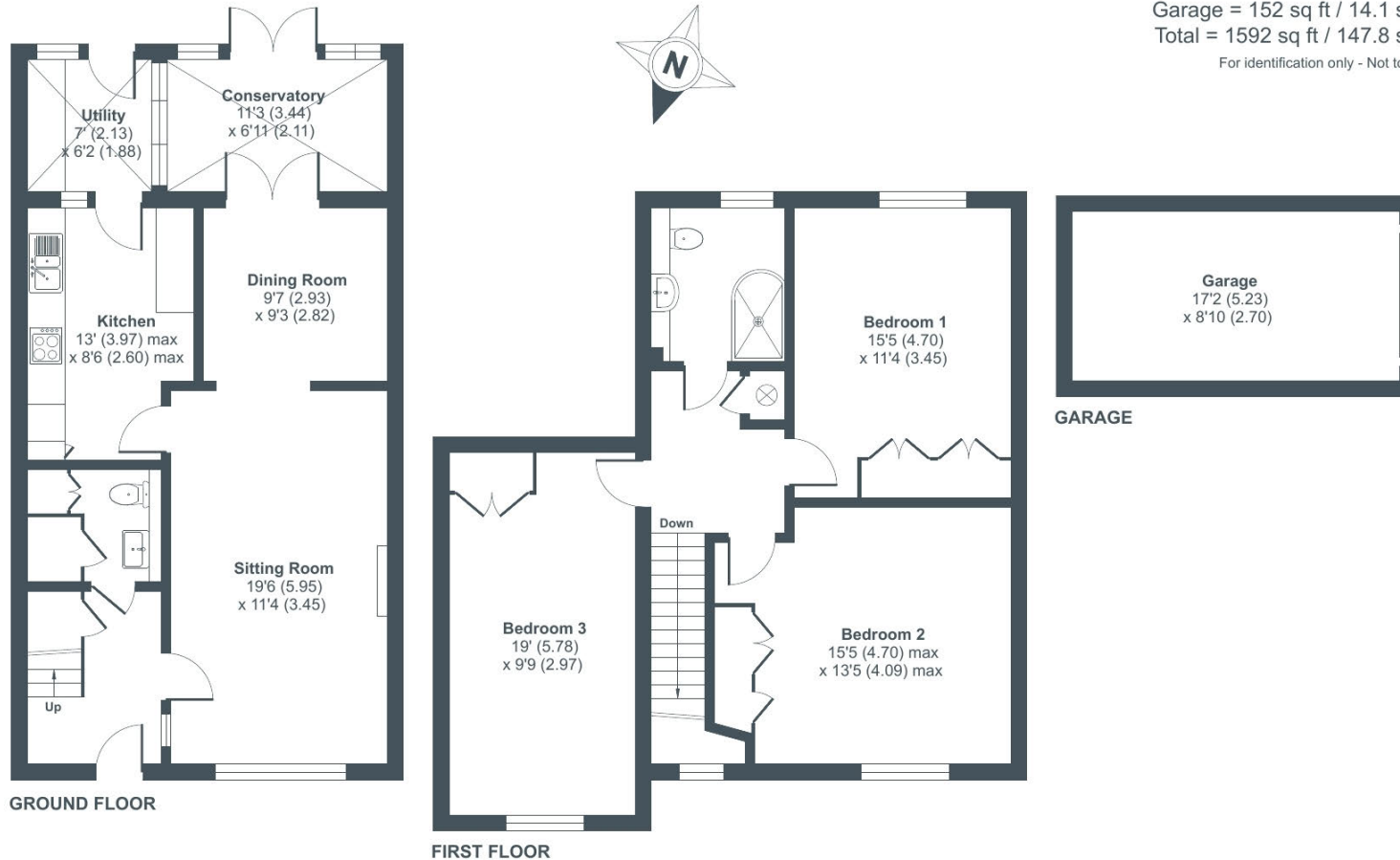
Marlborough Lane, Stanford In The Vale, SN7

Approximate Area = 1440 sq ft / 133.7 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 1592 sq ft / 147.8 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: 1359591



16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

E: faringdon@perrybishop.co.uk

perrybishop.co.uk

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.

Gloucestershire • Oxfordshire • Wiltshire

