PerryBishop

PROPERTY MADE PERSONAL

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







- Over 55's property
- No Onward Chain
- Two double bedrooms
- Kitchen and separate dining room
- Resident Site Managers
- Bright and large sitting room
- Double glazing with secondary glazing on top downstairs
- Private patio and communal gardens
- Garage on block
- Active village community
- Supermarket nearby
- EPC D

Penstones Court

Marlborough Lane

Key Features

2 Bedrooms

2 Bathrooms

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 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 as well as space for white goods.

On the first floor sit two large double bedrooms, each with an array of fitted wardrobes, serviced by a spacious bathroom.

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 which has a loft storage room 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 and relief staff. The development also benefits from a free laundry room and a modestly priced guest suite available for visitors

Penstones also benefits from lovely countryside walks, either through the private paddocks or on public footpaths.

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.

The village also has many clubs including; History club, gardening, book club, a singing group, bellringers and regular church lunches and teas in the village hall.

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.

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.







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.

What 3 Words ///**empires.adjuster.resemble**

Services & Tenure
Tenure – Leasehold – 117 years and 1 month
Service Charge - £8,624.00 pa
Electricity - Mains Supply
Water – Mains Supply
Sewerage - Mains Supply
Heating - Electric

Local Authority
Vale Of White Horse District Council
Council Tax Band - G

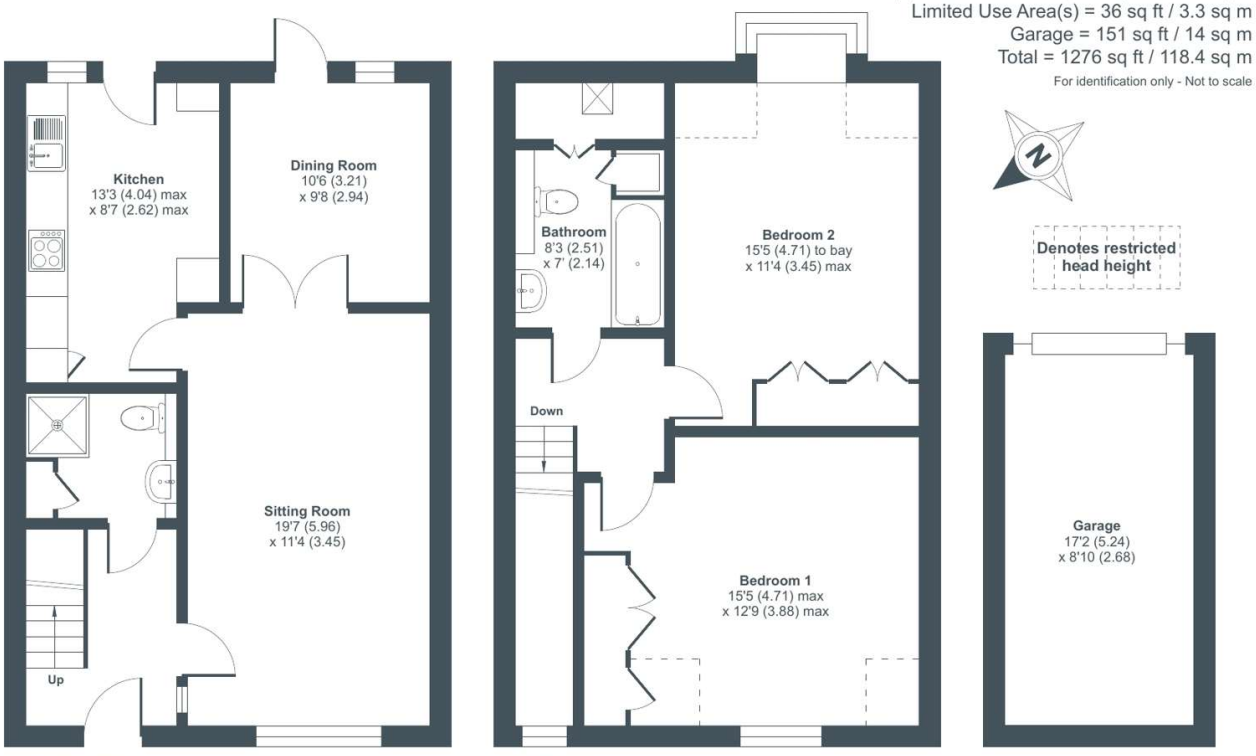
Our reference
FAR250407 / 3rd June 2026

We'd love to hear from you
16 Market Place, Faringdon, Oxfordshire, SN7 7HP
T: 01367 240356
E: faringdon@perrybishop.co.uk



Penstones Court, Marlborough Lane, Stanford In The Vale, SN7

Approximate Area = 1089 sq ft / 101.1 sq m
Limited Use Area(s) = 36 sq ft / 3.3 sq m
Garage = 151 sq ft / 14 sq m
Total = 1276 sq ft / 118.4 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). ©nichecom 2026. Produced for Perry Bishop. REF: 1448988

PerryBishop
PROPERTY MADE PERSONAL

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.