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PROPERTY MADE PERSONAL



2a Kiln Close Stanford in the Vale, Faringdon, Oxfordshire, SN7 8FJ

Offers Over £750,000

2a Kiln Close

Stanford in the Vale, Faringdon, Oxfordshire, SN7 8FJ

Key Features

4	3	3
Bedrooms	Bathrooms	Receptions

- Under floor heating
- Finished to a high standard
- Private road access
- Parking for three cars and a garage
- Four double bedrooms
- Large open plan family room
- Log burner
- Air source heat pump & electric vehicle charger

About the property

Discreetly positioned within an exclusive close, this exceptional four-bedroom detached residence combines impressive proportions, elegant interiors and outstanding energy-efficient credentials. Extending to approximately 2,177 sq ft, the property was originally constructed by highly regarded local developer Ede Homes and has since been thoughtfully enhanced to create a sophisticated yet wonderfully comfortable family home.

A generous entrance hall establishes the sense of space found throughout. At the heart of the home is a beautifully appointed kitchen, dining and family room, designed as a natural setting for everyday life and effortless entertaining. Contemporary cabinetry, integrated Neff appliances and plentiful preparation space complement the clean, understated finish, while an abundance of glazing draws in the natural light and creates an easy connection with the garden.

The separate sitting room offers a more intimate place in which to unwind. Dual-aspect windows provide attractive garden views, while the log-burning stove forms an inviting focal point during the cooler months. A substantial study provides an excellent environment for home working, with a separate utility room and cloakroom completing the ground-floor accommodation.

Upstairs, a spacious landing leads to four genuine double bedrooms. The principal suite is particularly impressive, offering generous proportions, dressing area with fitted wardrobes and a stylish en-suite shower room. The second bedroom also enjoys its own en-suite, providing excellent privacy for guests or older children, while the remaining bedrooms are served by an elegant family bathroom.

The interiors have been finished with a discerning eye, combining a calm, neutral palette with quality contemporary fittings. Underfloor heating serves the ground floor and bathrooms, complemented by timber double-glazed windows and an air-source heat pump. An EV charging point further enhances the home's modern and efficient specification.

Outside, the landscaped rear garden provides a private and attractive backdrop to the house. Designed to be enjoyed without demanding excessive maintenance, it offers space for outdoor dining, entertaining and relaxation. To the front, the handsome stone elevations create a memorable first impression, accompanied by driveway parking and a detached garage.

Kiln Close enjoys a peaceful and tucked-away position within the sought-after village of Stanford in the Vale. The setting offers an appealing balance of village life, surrounding countryside and convenient access to Faringdon, Oxford, Swindon and Didcot Parkway.

A beautifully composed home of notable scale and quality, offering refined contemporary living in one of the area's most desirable village settings.

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 our Faringdon office, leave Market Place via London Street and continue onto the A417 towards Stanford in the Vale. Follow the A417 for approximately four miles. Upon entering the village, take the second right into Kiln Close, where the property can be found on your right hand side.

What3Words ///estate.supply.classmate

Services & Tenure
Tenure - Freehold
Electricity - Mains Supply
Water - Mains Supply
Sewerage - Mains Supply
Heating - Air Source Heat Pump

Local Authority
Vale Of White Horse District Council
Council Tax Band G
EPC Rating C

Our reference
FAR260147

We'd love to hear from you
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LYONS
CAKES



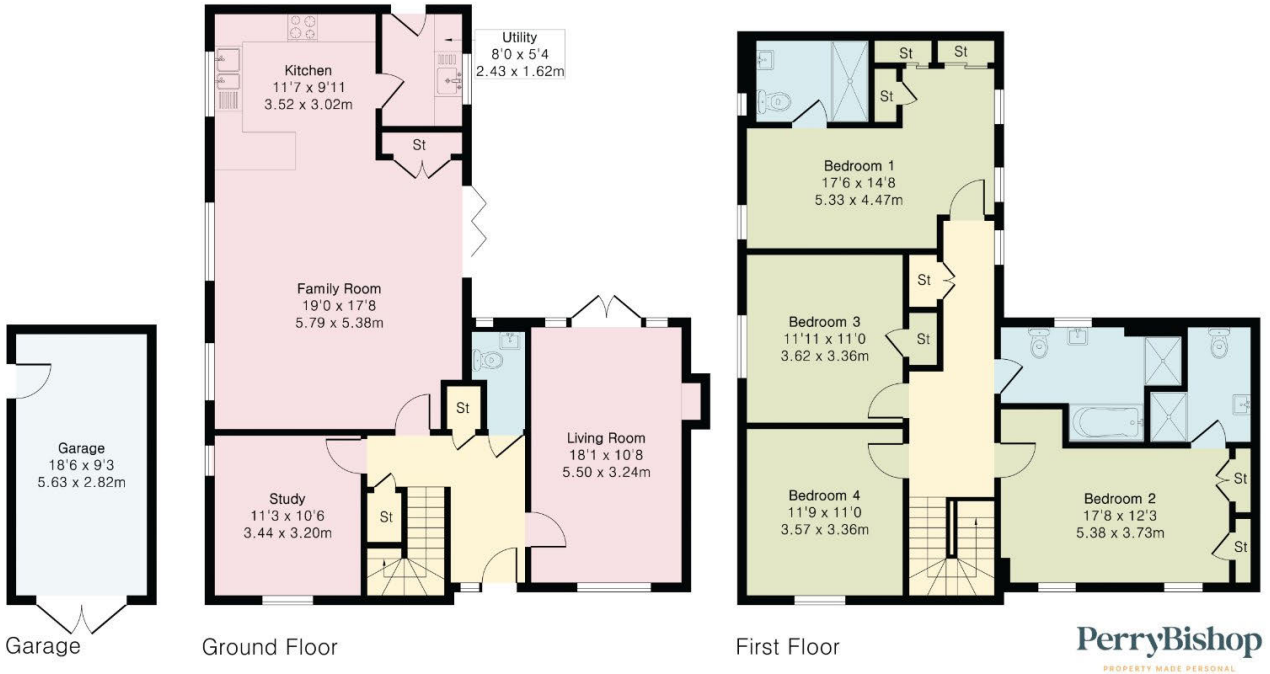






Approximate Gross Internal Area 2182 sq ft - 203 sq m
(Including Garage)

Ground Floor Area 1000 sq ft – 93 sq m
First Floor Area 1011 sq ft – 94 sq m
Garage Area 171 sq ft – 16 sq m



PINKPLAN

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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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.