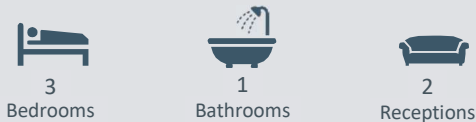


Upper Crale, Stanford in the Vale, Faringdon, Oxfordshire, SN7 8HP



Mid terrace property • Three good size bedrooms • Fitted kitchen • Great garden • Outskirts of the village • EPC - E •

Key Features



About the property

A spacious mid-terrace property situated in a desirable location on the edge of the village. This home offers a huge amount of scope to add your own stamp and value and boasts a great sized garden.

The accommodation comprises an entrance hall with stairs to the first floor and cloakroom. There is a kitchen / breakfast room at the rear which is fitted with floor and wall mounted units and provides access to the garden. The separate dining room has been opened to the sitting room which is a fantastic size.

On the first floor are two spacious double bedrooms and a good-sized single bedroom. A large cupboard provides ample storage between the two double bedrooms and could be incorporated into the rooms to provide fitted wardrobes or the potential of an en-suite. The family bathroom completes the accommodation.

Outside the front garden area is laid to low maintenance patio and offers the possibility of being used as driveway parking subject to necessary planning. The rear garden is a fantastic size and a real feature of the property with a patio and lawn area. This home has been rented out for many years and has huge potential to be a wonderful and bright family home. It would benefit from cosmetic updating throughout.

Offered to the market end of chain

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.

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 after approximately four miles, on reaching the outskirts of the village, take the first turning on the left into Cottage Road. Take the second right turning onto Upper Cradle, where the property can be found on the left hand side.

What 3 Words

Services & Tenure

Tenure - Freehold
Electricity - Mains Supply / Water - Mains Supply / Sewerage - Mains Supply
Heating - Electric

Local Authority

Vale Of White Horse District Council
Council Tax Band - C

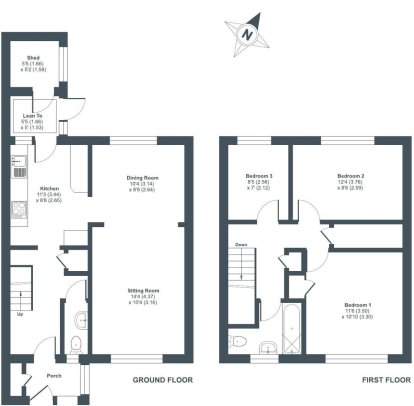
Our reference

We'd love to hear from you

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Upper Cradle, Stanford In The Vale, Faringdon, SN7

Approximate Area = 957 sq ft / 88.9 sq m (excludes lean to)
Outbuilding = 28 sq ft / 2.6 sq m
Total = 985 sq ft / 91.5 sq m
For identification only - Not to scale



Plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS Residential).
Produced by Perry Bishop - 0857 1400100

Perry Bishop



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.

