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PROPERTY MADE PERSONAL



Faringdon Road, Stanford in the Vale, Faringdon, SN7 8NN

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Key Features

3	2	2
Bedrooms	Bathrooms	Receptions

- Sold with no onward chain
- Set within 1.5 acres
- Paddock and large garden
- Uninterrupted views up to The Ridgeway
- Set down a quiet private drive
- Ample parking and outbuildings
- Character features/log burner
- EPC D

About the property

Set down a private driveway, the property offers both peace and seclusion while still providing easy access to the village and its charming high street.

The property comprises a detached period cottage, the main part of which is believed to date back to the early 18th Century. The cottage was renovated in the 1980's and extended in 2005/2006.

Upon entering, you are welcomed by an impressive entrance hall featuring stairs to the first floor, a useful storage cupboard, and a characterful fireplace with a log burner - the perfect greeting during the colder months.
The hall flows seamlessly into the spacious kitchen/dining room, an ideal setting for entertaining family and friends. The kitchen is fitted with a range of wall and base units, with space and plumbing for white goods. Patio doors and elegant arched windows surround the dining area, flooding the room with natural light and creating a bright and inviting atmosphere. To the rear of the kitchen is a practical utility room and cloakroom, with a door leading out to the side garden.

Completing the ground floor accommodation is the impressive 17ft x 29ft living room, centred around a large inglenook fireplace with a log burner. Thanks to its generous proportions, the room could easily be divided to create a dedicated office or study area at the far end, which also benefits from direct access onto the side gardens.

To the first floor are three double bedrooms, all enjoying picturesque countryside views and fitted wardrobes. The principal bedroom further benefits from a dressing room and en-suite shower room. The remaining two bedrooms are served by the family bathroom, fitted with a modern white suite.

Externally, the gardens wrap beautifully around the house, totalling 1.5 acres, and bordered by a mix of mature and young trees, with well-stocked flower beds providing seasonal colour throughout the spring and summer months. There is also an additional vegetable garden located behind two useful outbuildings. The first, is fitted with power and lighting, making it ideal for additional fridge freezers and storage. The second is a beautifully constructed timber framed and clad barn, perfect for hobbies, workshop space, or storing the ride-on mower. To the front of these buildings is a spacious driveway providing ample parking for several vehicles.

Beyond the garden lie the paddock, offering excellent versatility and potential for a variety of uses, subject to the new owner's requirements.

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 to Both Faringdon and Wantage.

From the village you also have great access to local private schools including St Hughs and Pinewood.

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 in the direction of Wantage and after approximately four miles, upon reaching the village of Stanford in the Vale, continue over the roundabout, and head towards the edge of the village, on your right there is a track next to the garage follow this to the top baring left to Manor Farm Cottage.

Services & Tenure
Tenure - Freehold
Electricity - Mains Supply
Water - Mains Supply
Sewerage - Septic Tank
Heating - Oil

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

Our reference
FAR260190

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









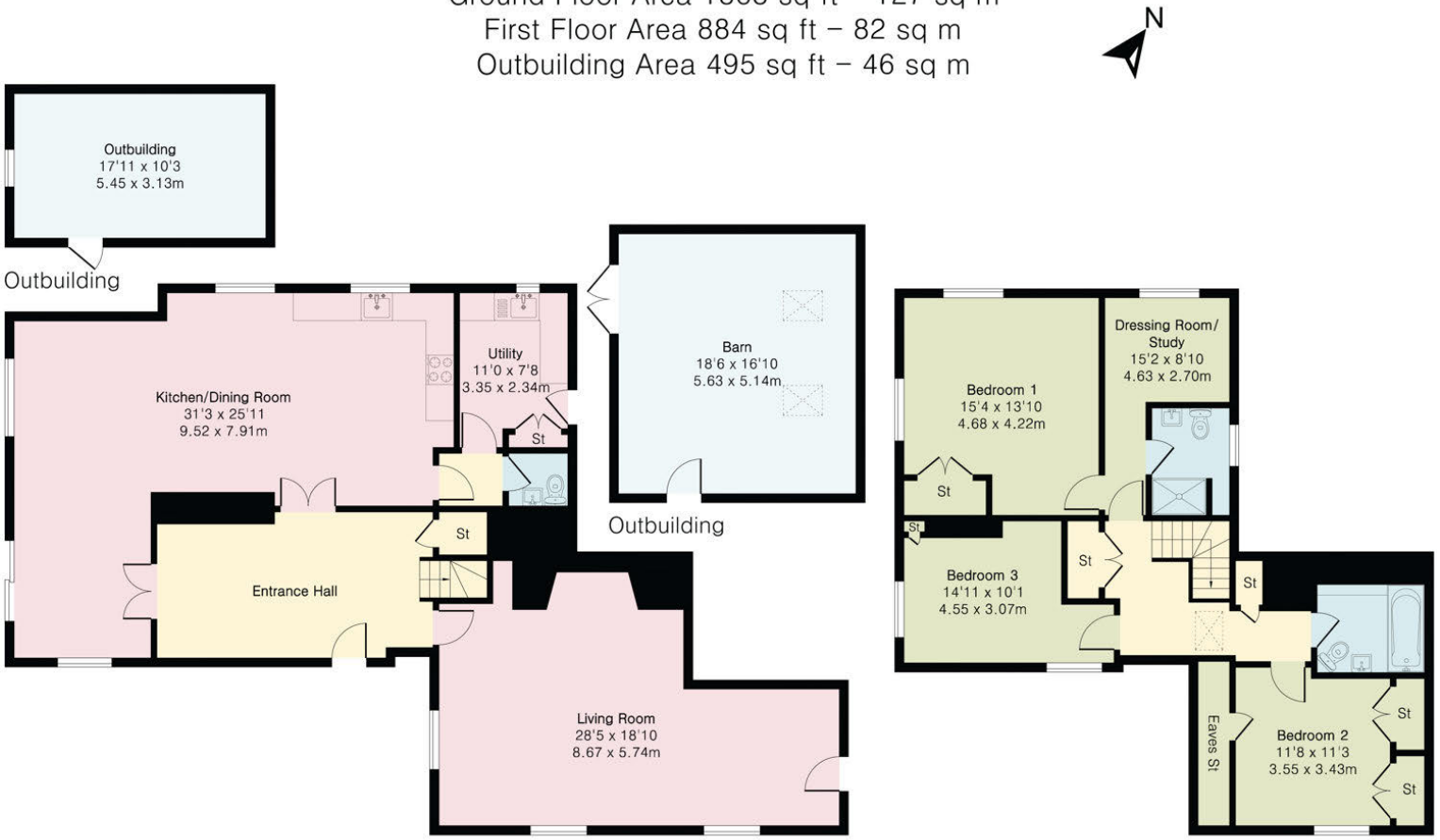








Approximate Gross Internal Area 2252 sq ft - 209 sq m
(Excluding Outbuilding)
Ground Floor Area 1368 sq ft – 127 sq m
First Floor Area 884 sq ft – 82 sq m
Outbuilding Area 495 sq ft – 46 sq m



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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.