

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



Superb property for the over 55s in an exclusive development • Spacious and well-presented home •
New carpets and flooring • Recently renovated, fitted kitchen with serving hatch to dining room •
Two double bedrooms •

Penstones Court

Marlborough Lane

Key Features



2
Bedrooms



1
Bathroom



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 and has recently been recarpeted throughout.

Upon entering you are greeted by a hall with downstairs cloakroom and storage and stairs to the first floor which are wide enough to accommodate a stairlift. The cloak room was formally a shower room and can be re-instated with ease. 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 been recently upgraded and has a range of floor and wall mounted units as well as space for white goods.

On the first floor are 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 benefits from lovely countryside walks, either through the private paddocks or on public footpaths. There is 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.

**** Please note that some of the pictures in this advert have been virtually staged to depict what this wonderful home could look like with furniture****

Vendor Statement:

There is a Coop shop with post office, a café, hairdressers and veterinary surgery all within a couple of minutes level walk from the house.

There is also a pub within a level 10 minutes' walk from the house. There is a regular bus service to Faringdon and Wantage from the village and the bus stop is just outside the courtyard. The residents have a minibus which can be used for trips to local attractions or shopping centres etc.

Guest flat available for visitors.

The house has recently benefitted from:

A refurbished kitchen with new flooring.

New carpets throughout.

New flooring and decoration of the downstairs cloakroom/shower room.

Redecoration to some rooms.

The house also benefits from modern German electric radiators which can be zoned.

The house has a current electrical inspection certificate.

There was a stairlift in the house which was removed to fit a new stair carpet and is currently stored in the garage and can easily be refitted.

EPC E

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 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 [///hunter.keener.gossiped](https://www.what3words.com/#!/?wi=88888888&w2=88888888&w3=88888888)

Services & Tenure

Tenure - Leasehold
Electricity - Mains Supply
Water - Mains Supply
Sewerage - TBA
Heating - Electric

Local Authority

Vale Of White Horse District Council
Council Tax Band - G

Our reference

FAR260219
9th July 2026

We'd love to hear from you

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what the owner said

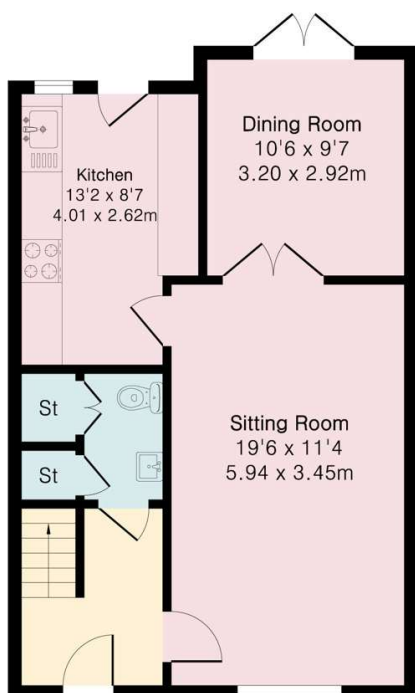
The lovely bright and attractive stone built cottage is part of a beautifully kept courtyard development with attractive communal garden and paddock with pond and several benches looking onto open fields and hillside. The paddock also has a croquet lawn with summerhouse and an allotment area.



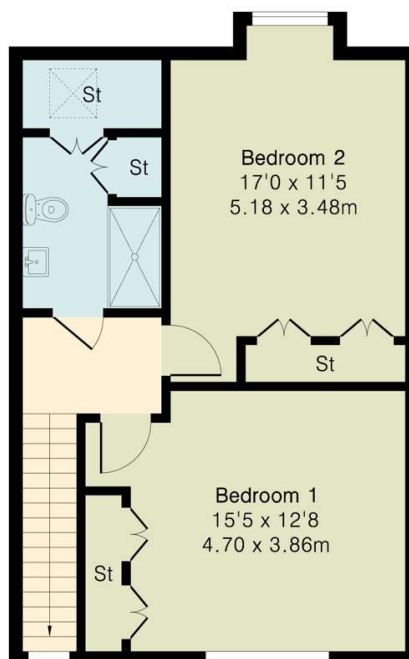
Approximate Gross Internal Area 1103 sq ft - 103 sq m

Ground Floor Area 556 sq ft – 52 sq m

First Floor Area 547 sq ft – 51 sq m



Ground Floor



First Floor

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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.

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