



Plot 11 Moresby, Wallis Gardens, Stanford in the Vale
Oxfordshire, Guide Price £400,000

Wallis Gardens, Stanford in the Vale SN7 8GE

Oxfordshire
Freehold

Ex Show Home With Circa £14,000 Worth Of Upgrades | Detached Family Home | Three Bedrooms All With Built-In Wardrobes | Master With En-Suite Shower Room | Two Modern Bathrooms And Downstairs W/C | Two Reception Rooms | Including Open Plan Kitchen/Diner With Built-In Appliances | South-West Facing Landscaped Garden | Driveway And Garage With EV Car Charging Point

Description	Location
The Moresby at River Meadow is a beautifully designed three-bedroom detached home offering well-balanced accommodation in the sought-after village of Stanford in the Vale. Built by Barratt Homes, this property is within walking distance of local amenities and offers three spacious bedrooms, two reception rooms, two modern bathrooms, as well as driveway parking, garage, and a South-West facing rear garden. The ground floor features an open plan kitchen/diner complete with built-in appliances and French doors opening onto the south-west facing rear garden, creating a bright and sociable space ideal for family life. A separate dual-aspect sitting room provides a comfortable area to relax. A useful downstairs W/C complete the ground floor layout. Upstairs, the property boasts three well-proportioned bedrooms, all with built-in wardrobes and the principal bedroom complete with en suite shower room, along with a modern family bathroom. Externally, the property enjoys a south-west facing rear garden, which is currently in the process of being landscaped. The driveway provides off-street parking for at least a couple of cars and leads to a single garage, offering both storage and convenience. The plot occupies a desirable position within the River Meadow development, set at the entrance on a quiet no-through road, creating a pleasant and private setting.	Stanford in the Vale is a popular and thriving Downland village situated in the Vale of the White Horse. Situated midway between the market towns of Wantage (6 miles) and Faringdon (5 miles), easily accessible from the A417, the village has an array of amenities with a pub, church, Co-op convenience store, Post Office, Primary School, Pre-school and village hall. Both Wantage and Faringdon offer a comprehensive range of shopping, leisure and recreational facilities. There is a wide selection of both state and private schools within the locality including Radley College, Abingdon School, St Helen & St Katherine and St Hugh's together with well-regarded comprehensive schools at Wantage and Faringdon.
Viewing Information	By appointment only please.
Local Authority	Vale of White Horse District Council.
Tax Band:	

The Moresby represents an excellent opportunity to purchase a high-quality family home combining space, practicality, and modern design. With local amenities, schools, and countryside walks all close by, as well as convenient access to Oxford, Swindon, and the A420, this home is perfectly placed for family living in a popular and well-connected village.



Waymark

Faringdon Office

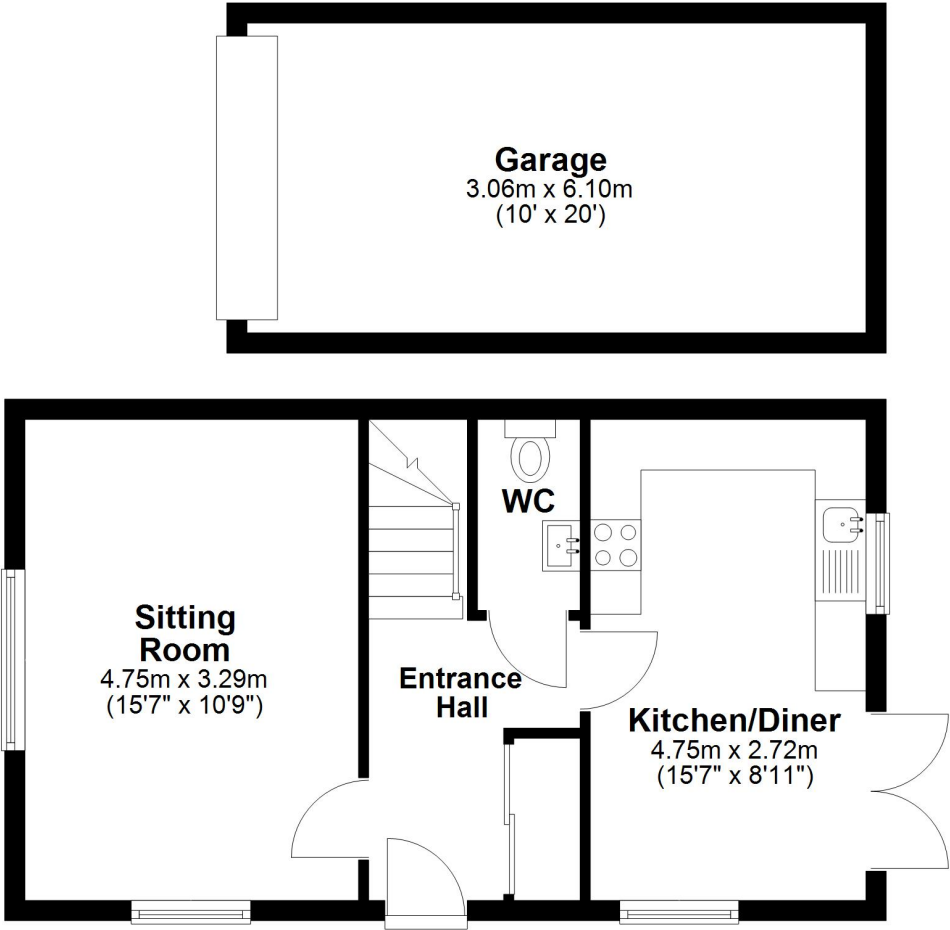
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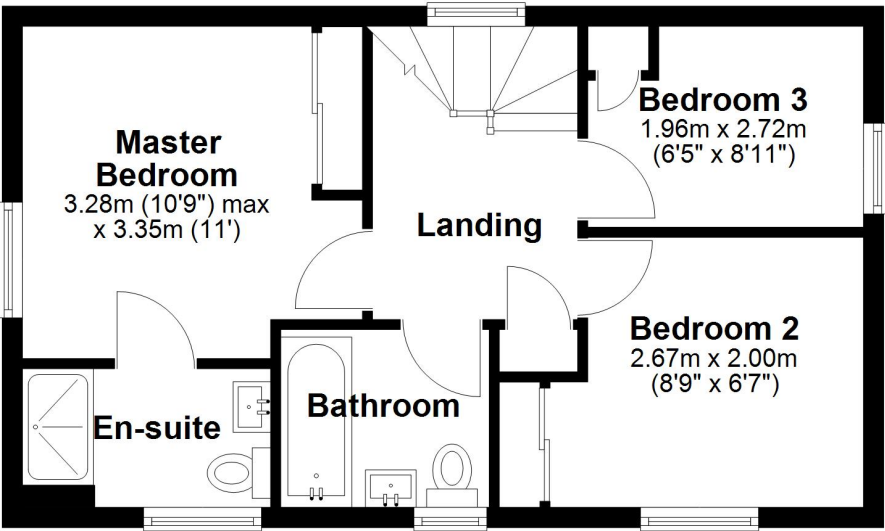
Ground Floor

Approx. 58.0 sq. metres (624.5 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.0 sq. feet)



Total area: approx. 97.3 sq. metres (1047.4 sq. feet)

This floor pain is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.