



The Timms, Stanford in the Vale
Oxfordshire, Guide Price £545,000

Waymark

The Timms, Stanford in the Vale SN7 8FX

Oxfordshire

Freehold

Spacious Detached Family Home | Four Double Bedrooms | Three Spacious Reception Rooms | Including Modern Open Plan Kitchen Diner With French Doors Out To The Garden | Two Modern Bathrooms | Utility And Downstairs W/C | Private Driveway And Detached Single Garage | Spacious Rear Garden | View To The Front Over Paddock | Popular And Sought After Village Location

Description

A fantastic opportunity to purchase this beautiful and spacious four double bedroom detached family home, which is located on the edge of a popular development within the sought after village of Stanford in the Vale in Oxfordshire. This impressive property is only a short walk to the local High Street and amenities, including shop, post office, cafe, public house and well regarded primary school. The property also benefits from four spacious double bedrooms, two modern bathrooms, three large reception rooms, spacious walled garden, private driveway parking and detached single garage.

This beautiful home is immaculate throughout and comprises; Entrance hall with built in storage cupboard and bespoke under-stairs storage, downstairs w/c, utility area with access to garden, stunning dual aspect open plan kitchen/diner with built in appliances and French doors out to the garden, spacious dual aspect sitting room, family room, large office, landing, modern family bathroom with both walk-in shower and bath, four spacious double bedrooms, including impressive master suite with both walk-through wardrobe/dressing area and modern en-suite shower room.

Outside the private driveway leads up to the detached single garage which provides off-street parking for circa 2 cars, there is also the provisions for an EV charging point in the garage. The rear garden is spacious and mainly laid to lawn along with flower beds and borders as well as benefiting from a spacious paved patio area.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating and upvc double glazing throughout. The property was built circa two years ago by reputable builder David Wilson and so benefits from circa 8 years remaining on the NHBC warranty. This property must be viewed to be fully appreciated.

Location

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.

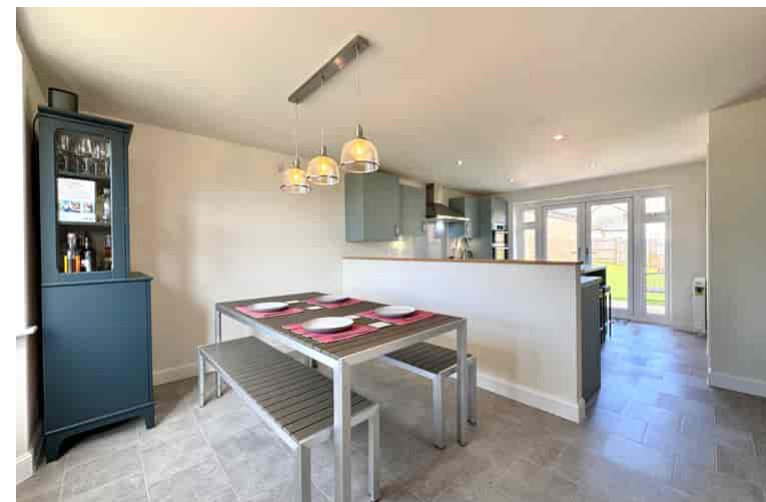
Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Approximate Area = 1434 sq ft / 133.2 sq m
 Garage = 198 sq ft / 18.4 sq m
 Total = 1632 sq ft / 151.6 sq m

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.

