



Vale House, Wolters Place, Stanford in the Vale
Oxfordshire, Guide Price £750,000

Waymark

Wolters Place, Stanford in the Vale SN7 8GB

Oxfordshire

Freehold

Luxurious & Substantial Detached Family Home | Five Spacious And Light Bedrooms All With Built In Wardrobes | Three Modern Bathrooms Including Two En-Suite Shower Rooms | Three Large Reception Rooms | Including Stunning Open Plan Kitchen/Diner/Family Room With French Doors To Garden | Landscaped Rear Garden Complete With Outside Kitchen | Double Driveway Parking And Detached Double Garage | Utility & Downstairs W/C | Popular & Sought After Village Location | Immaculate Condition Throughout And Upgraded And Improved By Current Owners | Double Driveway Parking And Detached Double Garage With Electric Car Charging Point

Description

A fantastic opportunity to purchase this luxurious and substantial 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 five spacious bedrooms, three modern bathrooms, three large reception rooms, landscaped garden with outside kitchen area, driveway parking and detached double garage.

This impressive property is immaculate throughout and has been upgraded and improved by the current owners, the accommodation comprises; Entrance hall with built in storage cupboard, downstairs w/c, utility area with access to garden, stunning triple aspect open plan kitchen/diner/family room complete with built in appliances and French doors out to the garden, spacious dual aspect sitting room with bay window and French doors out to the garden, dual aspect family room with bay window, landing, modern family bathroom with both walk-in shower and bath, five spacious bedrooms, all with fitted wardrobes, and both master and second bedrooms benefit from modern en-suite shower rooms and large fitted wardrobes.

Outside the double driveway leads up to the detached double garage which provides off-street parking for circa 6 cars, there is also a fitted electric car charging point. The rear garden has been beautifully landscaped and is private and not over looked. The garden is mainly laid to lawn along with specimen trees and shrubs as well as benefiting from a spacious paved patio area and a large decking area with pergola which houses an outside kitchen area and can also house a jacuzzi which is fantastic for entertaining. The rear garden is private and not over looked, there is also outside lighting and access to power.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating with a smart system installed as well as modern upvc double glazing throughout. This property must be viewed to be fully appreciated.



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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.

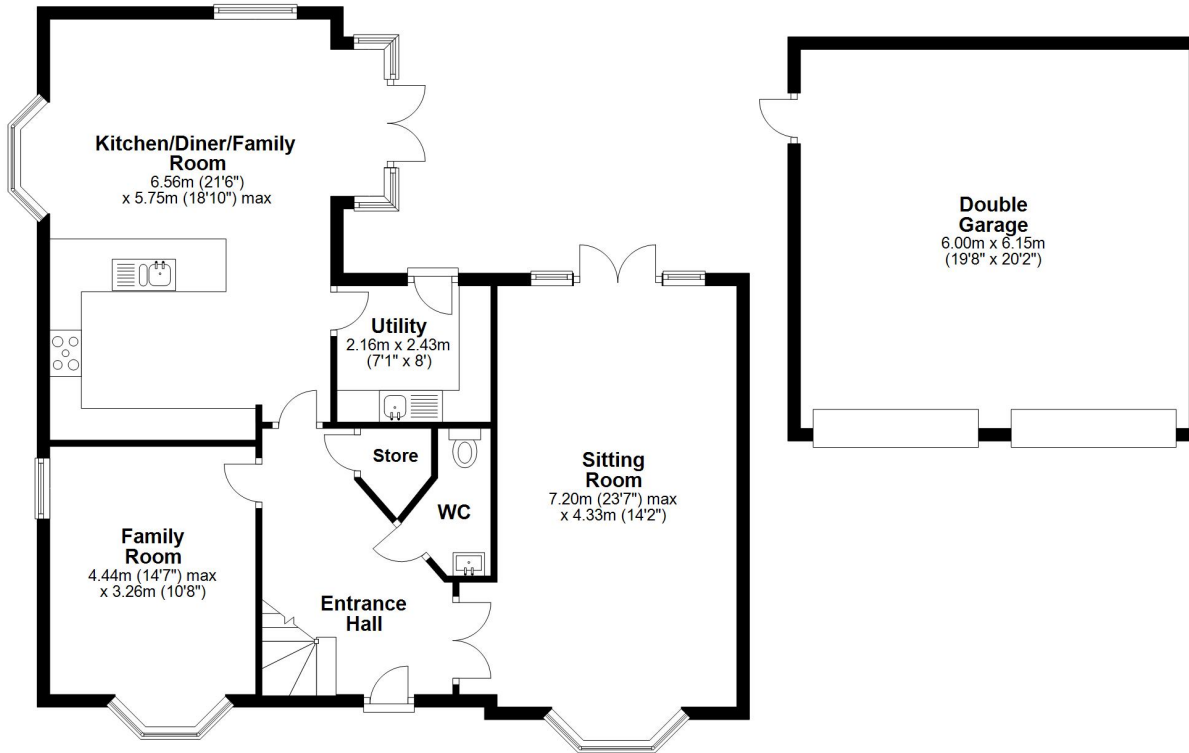
Tax Band: G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(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	

Ground Floor

Approx. 128.5 sq. metres (1383.4 sq. feet)



First Floor

Approx. 89.7 sq. metres (965.1 sq. feet)



Total area: approx. 218.2 sq. metres (2348.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. 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.

