



The Dyggel, Stanford in the Vale
Oxfordshire, £565,000

Waymark

The Dyggel, Stanford in the Vale SN7 8FS

Oxfordshire

Freehold

Detached Family Home | Four Double Bedrooms | Three Reception Rooms | Beautiful Open Plan Kitchen/Diner With Built-In Appliances | Master Suite with Dressing Area & En-Suite | Utility Area & Downstairs W/C | Driveway Parking And Garage | Immaculate Condition Throughout | Short Walk To Local Amenities | Sought After & Popular Village Location

Description

A fantastic opportunity to purchase this beautiful and spacious four double bedroom detached family home, which is located in 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, walled rear garden, private driveway parking and detached single garage.

This beautiful home is immaculate throughout and comprises; Entrance hall with built in storage cupboard, 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 with french doors out to the garden, 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 driveway leads down the side of the property and up to the detached single garage which provides off-street parking for circa 2 cars, there is also power and lighting in the garage. The rear garden is walled and mainly laid to lawn along with flower beds and borders as well as benefiting from a spacious paved patio area which is perfect for outside dining and entertaining.

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 three years ago by reputable builders David Wilson and so benefits from circa seven years remaining on the NHBC warranty. There is a site maintenance fee of circa £280 per annum. 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



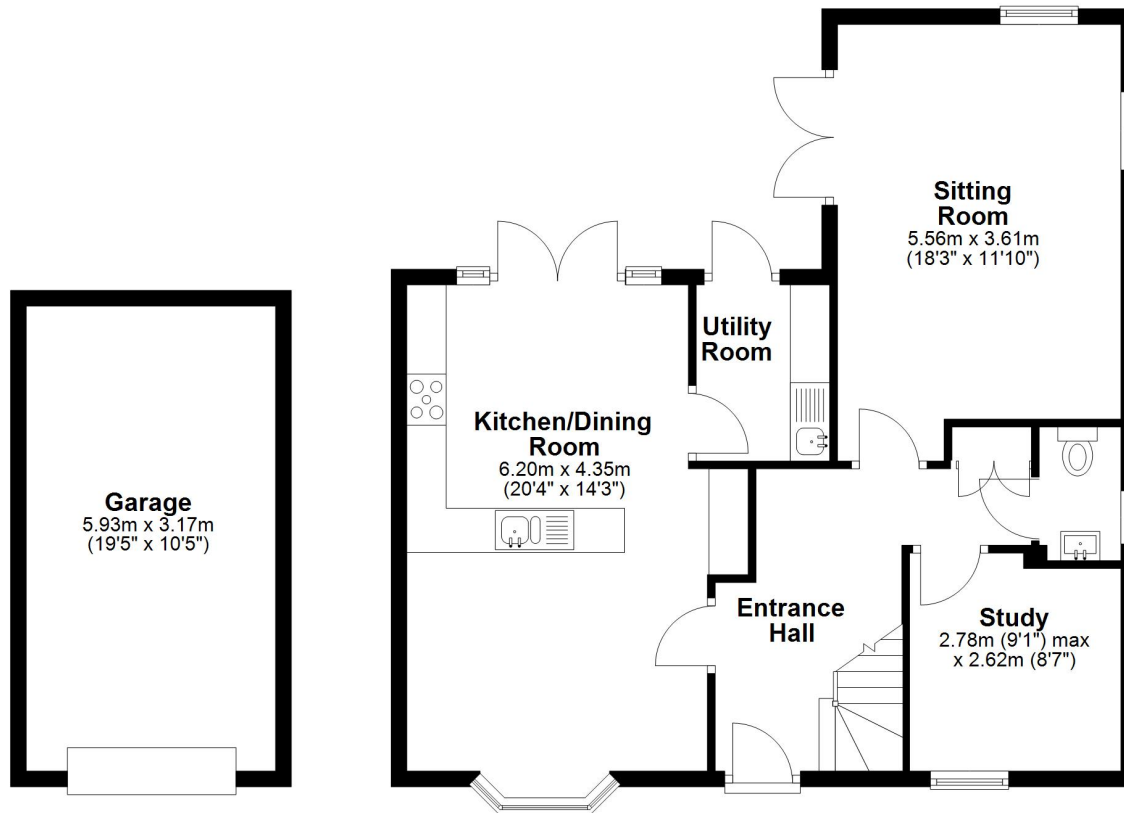
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	85	93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

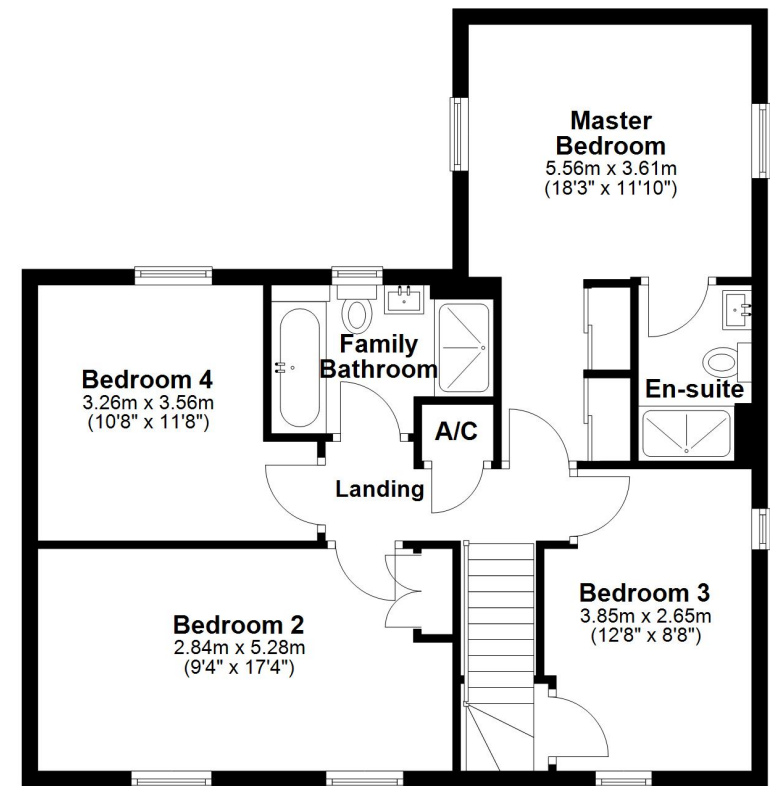
Ground Floor

Approx. 86.7 sq. metres (933.1 sq. feet)



First Floor

Approx. 68.3 sq. metres (734.8 sq. feet)



Total area: approx. 155.0 sq. metres (1668.0 sq. feet)

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.

