



Chapel Road, Stanford in the Vale
Oxfordshire, Guide Price £525,000

Waymark

Chapel Road, Stanford in the Vale SN7 8LE

Oxfordshire

Freehold

Link Detached Family Home | Three Spacious Double Bedrooms | Newly Fitted Kitchen/Breakfast Room | A Further Two Reception Rooms | Downstairs W/C And Utility Room | Modern Family Bathroom | Off-Street Parking And Large Garage | Low Maintenance Garden | Close To Amenities And Local Schooling | Sought After Village Location

Description

A fantastic opportunity to purchase this stunning three double bedroom link-detached property which is situated in the heart of the popular village of Stanford in the Vale, and only a short walk to the High Street and amenities such as Co-op shop, post office, cafe and primary school. The property also benefits from three reception rooms including newly fitted kitchen/breakfast room, off-street parking, large garage and low maintenance private garden.

The property has been re-decorated and upgraded by the current owner and comprises; Entrance hall with tiled flooring, downstairs w/c, rear porch, utility area, newly fitted kitchen/breakfast room, spacious sitting room with French doors out to the garden and electric fireplace, dining room, landing with access to a small study area/hobby area and storage cupboard, modern bathroom and three spacious and light double bedrooms, two of which have built-in wardrobes.

The property has had high quality double glazed windows fitted, as well as a new front door and french doors out to the garden installed in the last few years. A new oil fired Worcester boiler has been fitted at the same time too.

The rear garden is private and easy to maintain. The garden is mainly laid to paved patio as well as a graveled area which provides plenty of space for outside dining and entertaining. The garden also provides access into the larger than average garage. The driveway and garage is located to the rear of the property and provides parking for one car.

The property is freehold and is connected to mains electricity, water and drainage. There is oil fired central heating with a modern Worcester boiler. 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.

The village has good road links with both Oxford (16 miles) and the commercial centre of Swindon (15miles) easily accessed via the A420. Oxford and Didcot (17 miles) have mainline train services to London (Paddington/Marylebone) in under 1 hour. A No.67 bus provides regular service to Wantage and Faringdon.

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: E



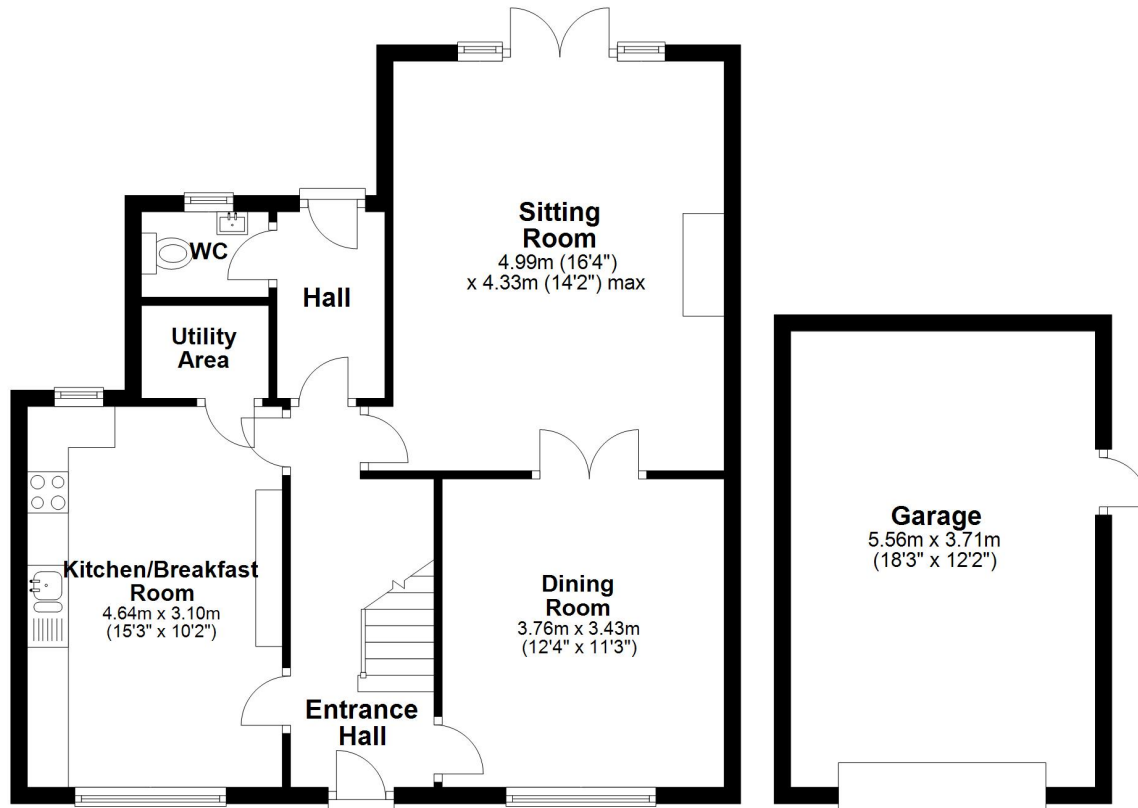
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

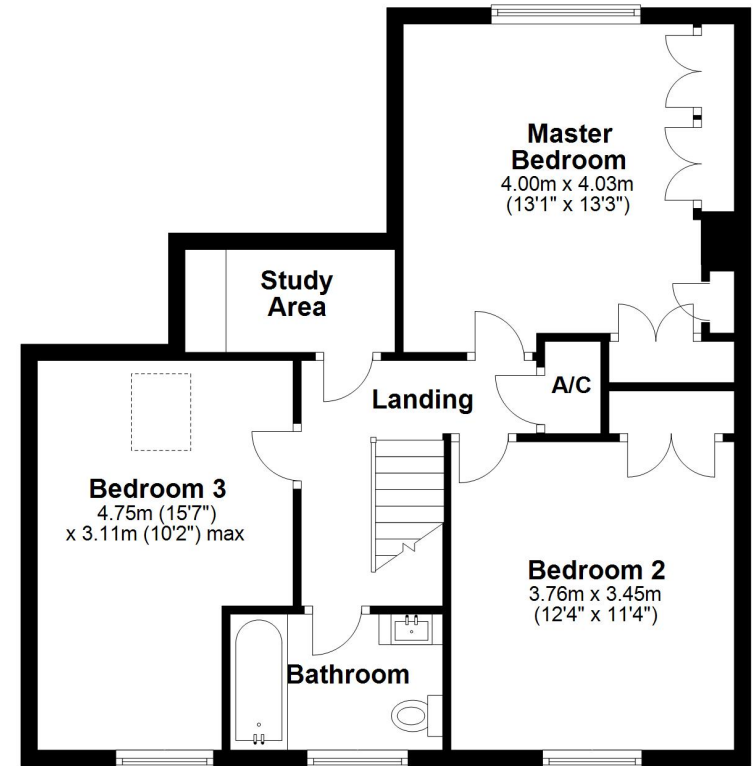
Ground Floor

Approx. 84.1 sq. metres (905.6 sq. feet)



First Floor

Approx. 60.3 sq. metres (649.5 sq. feet)



Total area: approx. 144.5 sq. metres (1555.1 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.

