



The Spinages, Stanford in the Vale  
Oxfordshire, Offers in Excess of £380,000

Waymark



# The Spinages, Stanford in the Vale SN7 8GF

Oxfordshire  
Freehold

**Modern Town House | Offering Flexible Accommodation | Three Double Bedrooms | Two Spacious Reception Rooms And Office | Two Modern Bathrooms And Downstairs W/C | Rear Garden And Storage Shed | Driveway For Two Cars | Solar Panels And EV Charging Point | Popular And Sought After Village Location**

### Description

A fantastic opportunity to purchase this modern three double bedroom town house which is located in the popular village of Stanford in the Vale in the new Wallis Gardens development built by reputable builders Barratt Homes. The property is only a short walk from the High Street and amenities as well as local shop, cafe, public house and well regarded primary school. The property also benefits from three double bedrooms, two reception rooms, office/play room, two modern bathrooms, driveway parking and rear garden.

The property offers modern and versatile accommodation throughout, which comprises of; Entrance hall with storage cupboards, downstairs w/c, beautiful open plan kitchen/diner/family room complete with built-in appliances and French doors out to garden, office/play room, spacious sitting room, landing, family bathroom and three double bedrooms, master bedroom complete with modern en-suite shower room.

Outside there is a driveway to the side of the property which provides off-street parking for at least two cars. There is also a small front garden as well as a rear garden. The rear garden is mainly laid to lawn along with a small paved patio area and storage shed.

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 also benefits from solar panels which can help generate a small income and offset some of the energy costs. 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: D



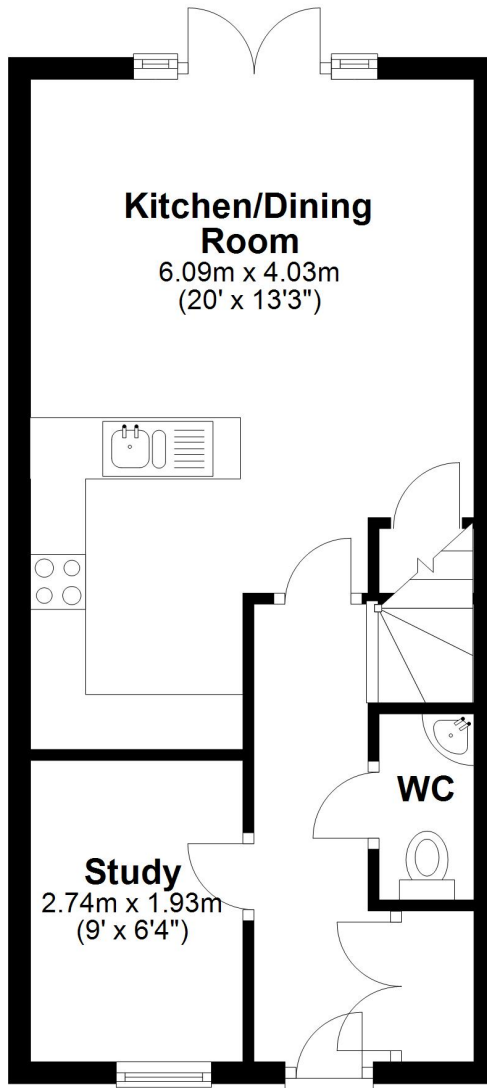
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	91	91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales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

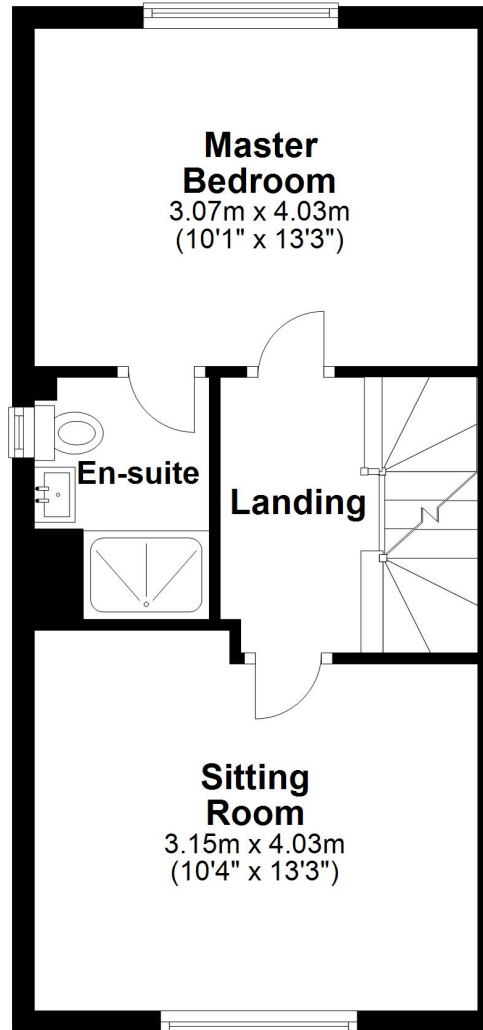
## Ground Floor

Approx. 36.0 sq. metres (387.1 sq. feet)



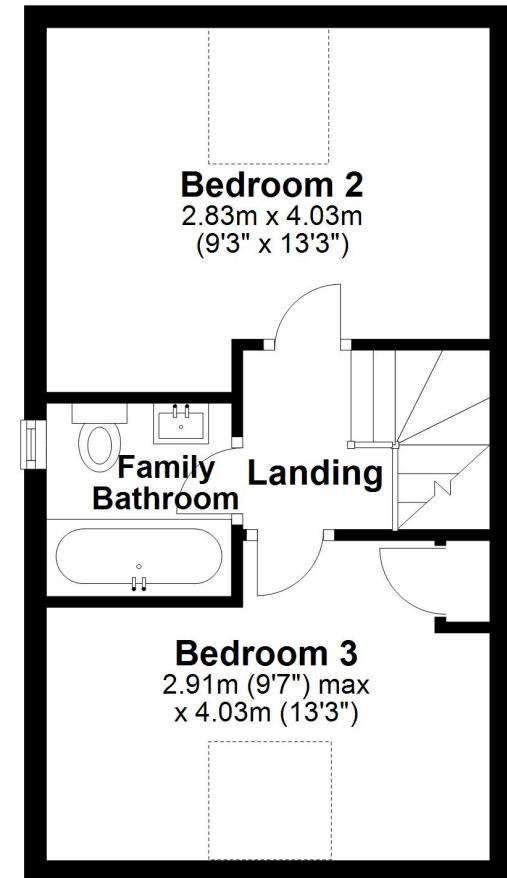
## First Floor

Approx. 36.0 sq. metres (387.1 sq. feet)



## Second Floor

Approx. 30.5 sq. metres (328.2 sq. feet)



**Total area: approx. 102.4 sq. metres (1102.4 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.



