Southdown Court, Horsecroft, Stanford in the Vale, SN7 8LB
Oxfordshire

Waymark

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Oxfordshire

A very well presented 2 bedroom property located in a quiet corner of Stanford in the Vale, a thriving village between Faringdon and Wantage.

2 Double Bedrooms | Large Sitting Room/Dining Area | Fully Fitted Kitchen | Bath and Shower Room |Off-Road Parking | Garage |Pretty Cottage-Style Gardens

Description

A charming modern cottage located off Horsecroft, in the centre of the village, with pretty gardens, off-road parking and garage.

On entering, the hall has coat-hanging space and a downstairs cloakroom. A door leads to a fully fitted modern kitchen with window to the front. Also off the hall is the very good sized main living area with a wood-burning stove, space for a dining table and chairs and with doors leading to the rear garden.

Upstairs is a large double aspect main bedroom with fitted wall cupboards, a smaller double room with built-in cupboards and a large double aspect bathroom with corner shower and separate bath. An airing cupboard is also accessed off the landing as is a loft hatch giving access to a large attic space for useful additional storage.

Outside

Outside there is a small front garden with mature shrubs and to the rear a further small garden with a mix of paving and lawn with further planting and climbers. This gives direct access to the garage which has power and lighting with further loft storage above. An allocated parking space is located in front of the main garage door.

Location

Stanford in the Vale is a popular and thriving Downland village situated in the Vale of the White Horse. Located midway between the market towns of Wantage (6 miles) and Faringdon (5 miles) and easily accessible from the A417, the village has an array of amenities with a thriving Pub, Church, Co-op convenience store, Post Office, excellent Primary School, Pre-School and Village Hall. Both Wantage and Faringdon offer a further comprehensive range of shopping, leisure and recreational facilities. There is an excellent 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.

Directions

On arriving in Stanford from the north (Faringdon) turn left into High Street (opposite the garage) and continue into the village, past the Co-op store and then as the road turns sharply to the left, turn right (straight ahead) and the property will be found immediately on the right, on the corner of Horsecroft with Ock Meadow.

Viewings

Strictly by appointment only.

Rental Information

To be let unfurnished. Available now for an initial 12 month term. No smokers or pets. Tenants will be responsible for payment of outgoings including gas, electricity, council tax and telephone (including transfer/connection costs).

Tenant fees apply: £100 (including VAT) for credit checks and £100 (including VAT) for preparation of the lease.

Waymark

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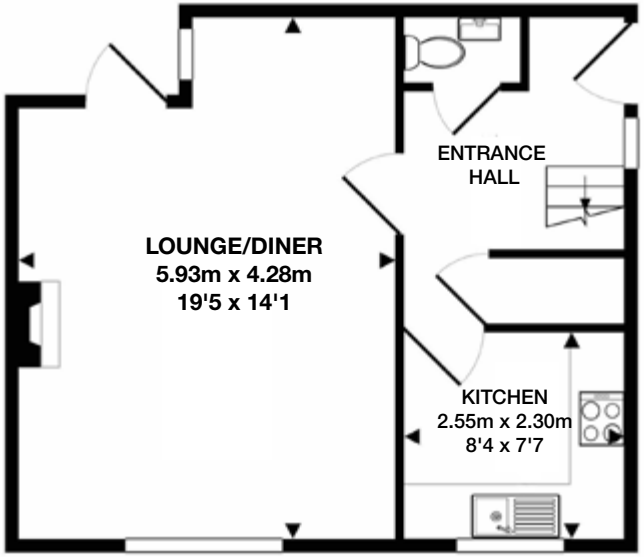

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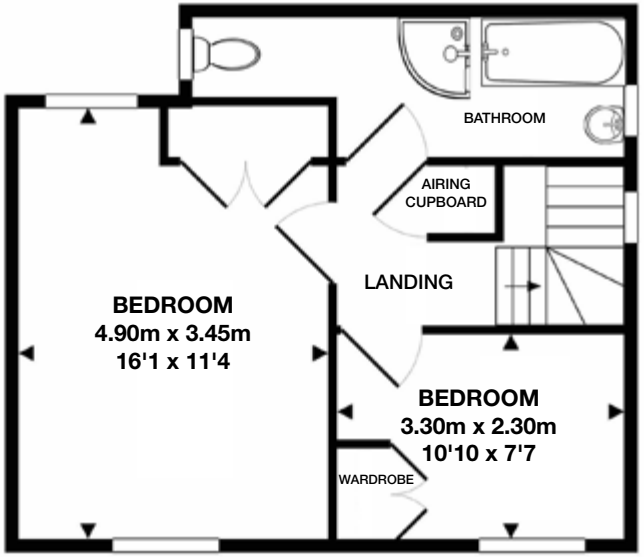
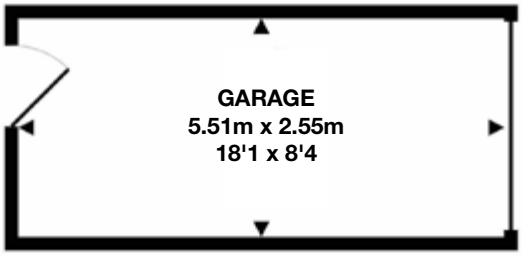
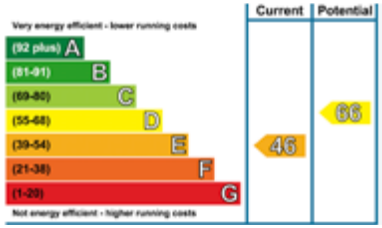


1ST FLOOR





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.

1 SOUTHDOWN COURT STANFORD IN THE VALE SN7 8LB
TOTAL APPROX. FLOOR AREA 79.0 SQ.M. (850 SQ.FT.)

Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.
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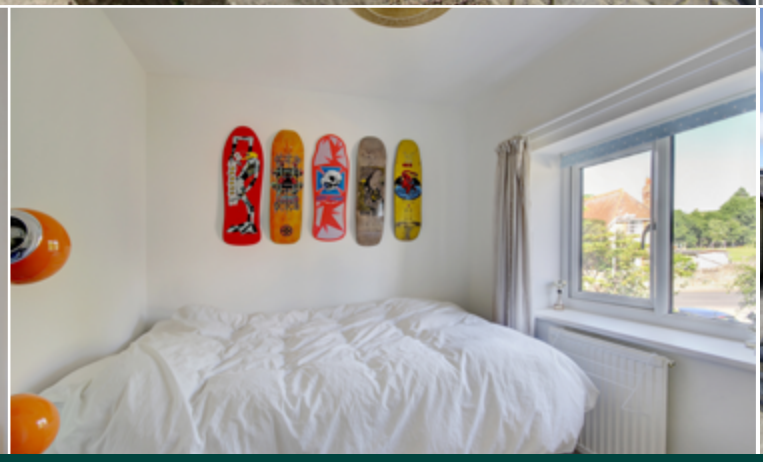

RICS

Chartered Surveyors: Estate Agents: Planning & Development

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