



Englefield Close, Stanford in the Vale
Guide Price £295,000

Waymark

Englefield Close, Oxfordshire SN7 8FT

Freehold

Mid Terrace Property | Two Spacious Double Bedrooms | Two Reception Rooms | Including Modern Open Plan Kitchen Diner | Modern Bathroom & Downstairs W/C | Off-Street Parking | Rear Garden | Built in 2021
By David Wilson | Circa 9 Years NHBC Guarantee Left | Popular And Sought After Village Location

Description

A beautiful and modern two double bedroom mid terrace property which is located in the popular village of Stanford in the Vale. Only a short walk to local amenities including shop, cafe, public house and well regarded primary school. The property also benefits from two reception rooms, modern bathroom, off-street parking and garden.

This immaculate property was built circa 1 year ago by builders David Wilson and comprises; Entrance hall, downstairs w/c, open plan kitchen/diner complete with integrated appliances and french doors out to the garden, sitting room, landing, modern family bathroom and two spacious and light double bedrooms, master with built-in wardrobes.

Outside there is off-street parking for two cars as well as side access round to the rear garden. The rear garden is mainly laid to lawn along with a paved patio area and storage shed.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is gas central heating and upvc double glazing throughout. There is also circa 9 years left of NHBC warranty. 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: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		98
(81-91)	B	85	
(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	

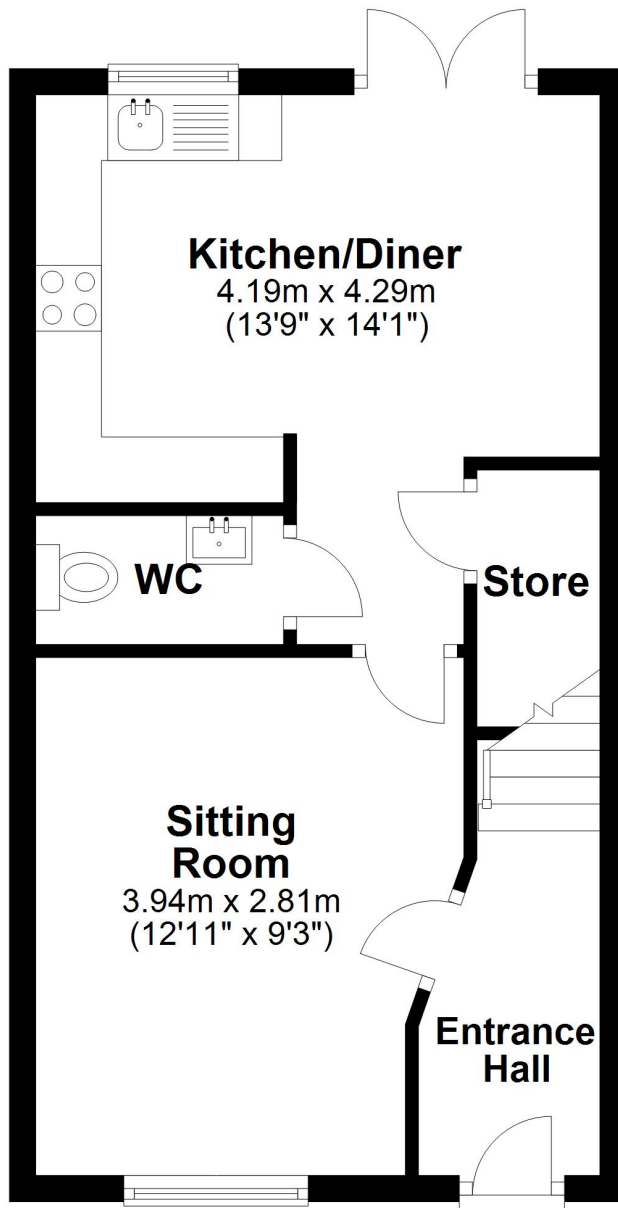


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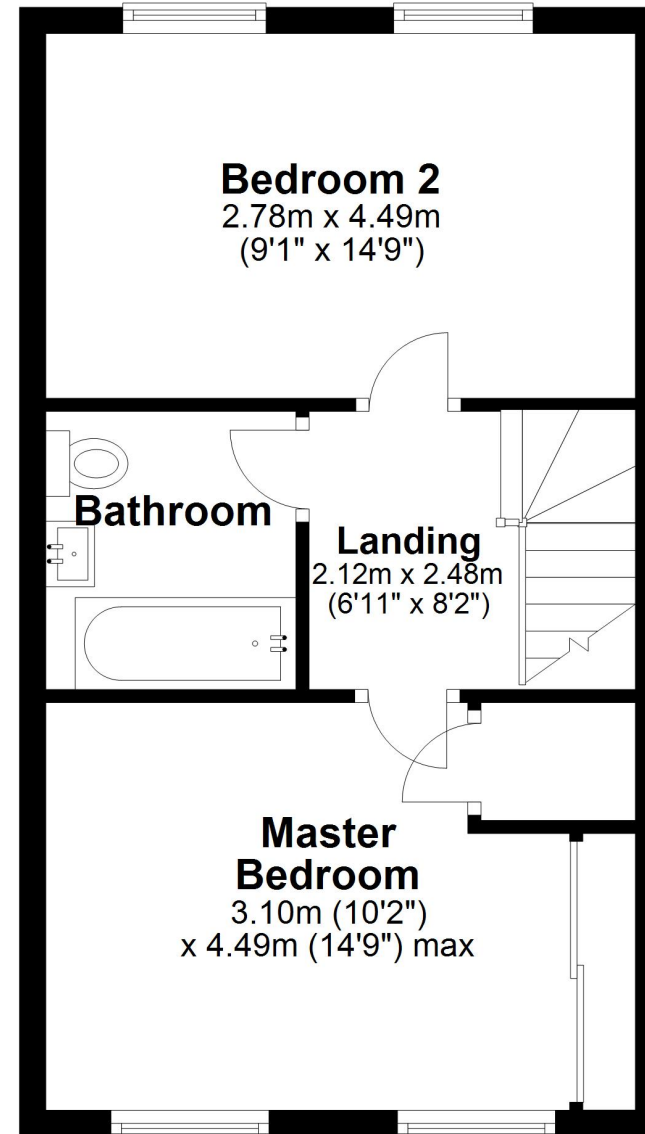
Ground Floor

Approx. 35.3 sq. metres (380.2 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.0 sq. feet)



Total area: approx. 72.1 sq. metres (776.2 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.

