



The Timms, Stanford in the Vale
Oxfordshire, Guide Price £800,000

Waymark

The Timms, Stanford in the Vale SN7 8FX

Oxfordshire

Freehold

Luxurious & Substantial Detached Family Home | Five Double Bedrooms | Three Bathrooms | Four Spacious Reception Rooms | Including An Impressive Open Plan Kitchen/Diner With Access To Garden | Landscaped Rear Garden | Driveway Parking & Detached Double Garage | View Over Paddock To Front | Popular & Sought After Village Location | No Onward Chain

Description

A fantastic opportunity to purchase this luxurious and substantial detached family home, which is located on the edge of 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 five spacious double bedrooms, three modern bathrooms, four large reception rooms, landscaped garden, driveway parking and detached double garage.

This beautiful home is offered to the market chain free and comprises; Entrance hall with two built in storage cupboards and an impressive feature split staircase, downstairs w/c, utility area with access to driveway, stunning open plan kitchen/diner with built in appliances and French doors out to the garden, spacious dual aspect sitting room, family room, large office, beautiful gallery landing complete with reading/lounge area, modern family bathroom with both walk-in shower and bath, five spacious double bedrooms, including impressive master suite with both dressing room and modern en-suite with Jack and Jill basins and both walk-in shower and bath.

Outside the double driveway leads up to the detached double garage which provides off-street parking for circa 6 cars. The rear garden has been landscaped and is mainly laid to lawn along with flower beds and borders as well as benefiting from a spacious paved patio area and a large decking area with pergola.

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. 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

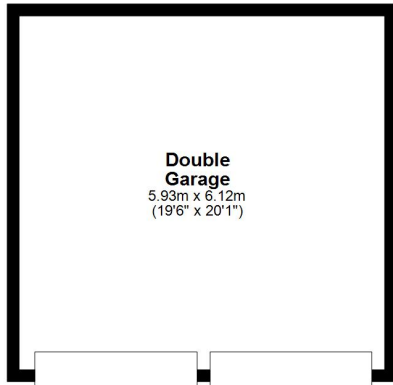
Vale of White Horse District Council.

Tax Band: G

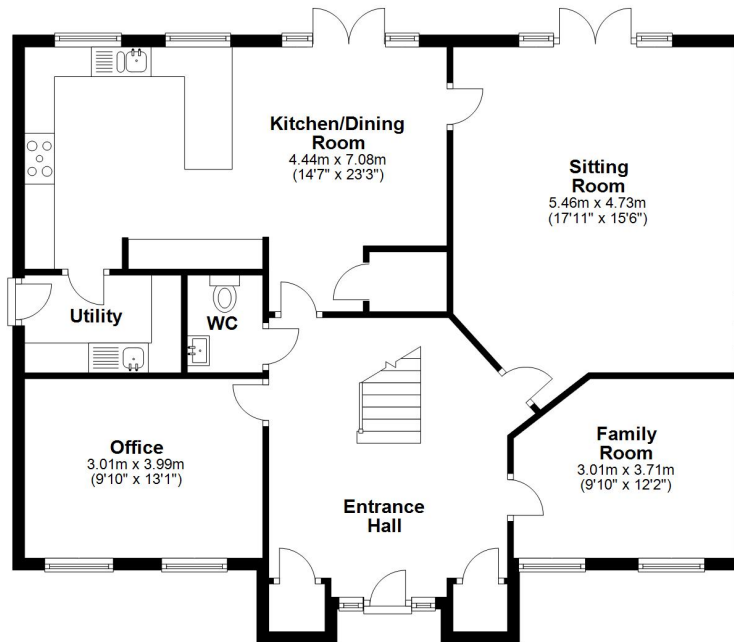
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



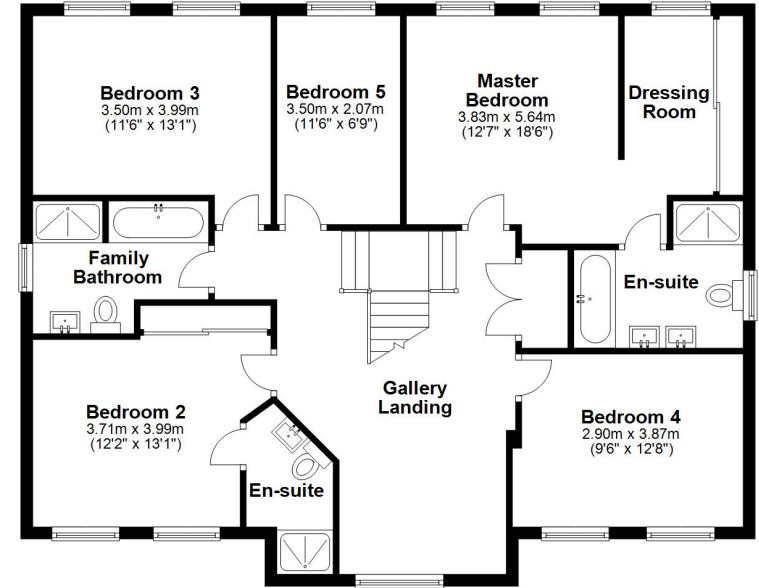
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Ground Floor
Approx. 142.0 sq. metres (1528.8 sq. feet)



First Floor
Approx. 105.1 sq. metres (1130.9 sq. feet)



Total area: approx. 247.1 sq. metres (2659.7 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.

