



31 High Street, Stanford in the Vale SN7 8LH  
Oxfordshire, Offers in Excess of £650,000

Waymark



# High Street, Stanford in the Vale SN7 8LH

Oxfordshire

Freehold

**No Onward Chain | Substantial Detached Chalet Bungalow | Four Reception Rooms | Four Bedrooms | Three Bathrooms | Newly Built Family Room With Underfloor Heating And Access To Garden | Newly Fitted Utility/Boot Room | Large Sitting Room With Wood burner And Exposed Beams | Cinema Room With Integrated Speakers | Gated Driveway And Garage | Front And Rear Gardens**

## Description

Set in the heart of the sought-after village of Stanford in the Vale, this beautifully presented detached chalet bungalow offers spacious and versatile accommodation extending to approximately 2,620 sq ft. Blending traditional charm with modern convenience, the property is ideal for contemporary family living. Situated in a central village location, the property is walking distance of key amenities, including a local shop, café, well regarded primary school, and a traditional pub — offering the best of countryside living with convenience on your doorstep.

The home features four well-appointed reception rooms, including an impressive open-plan kitchen/diner which is perfect for entertaining, a large multi-functional sitting room with wood burner and exposed beams, as well as a newly built family room with underfloor heating and direct access to the rear garden. A recently fitted utility/boot room adds practical functionality, while a dedicated cinema room with integrated surround sound speakers provides the perfect space for movie nights, or a potential fifth bedroom or office space. There are four generous bedrooms on the first floor, including both a spacious landing area and master suite with an en-suite bathroom.

Outside, the property is approached via a gated gravel driveway leading to a garage which provides ample parking. There is also an EV car charging point. The mature front garden offers a peaceful patio area, ideal for relaxing or socialising. The rear garden is private and easy to maintain as its laid to paved patio. The rear garden is perfect for outside dining and bbq's and there is also a large storage shed.

The property is freehold and is connected to mains electricity, water and drainage. There is LPG gas central heating as well as 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: F



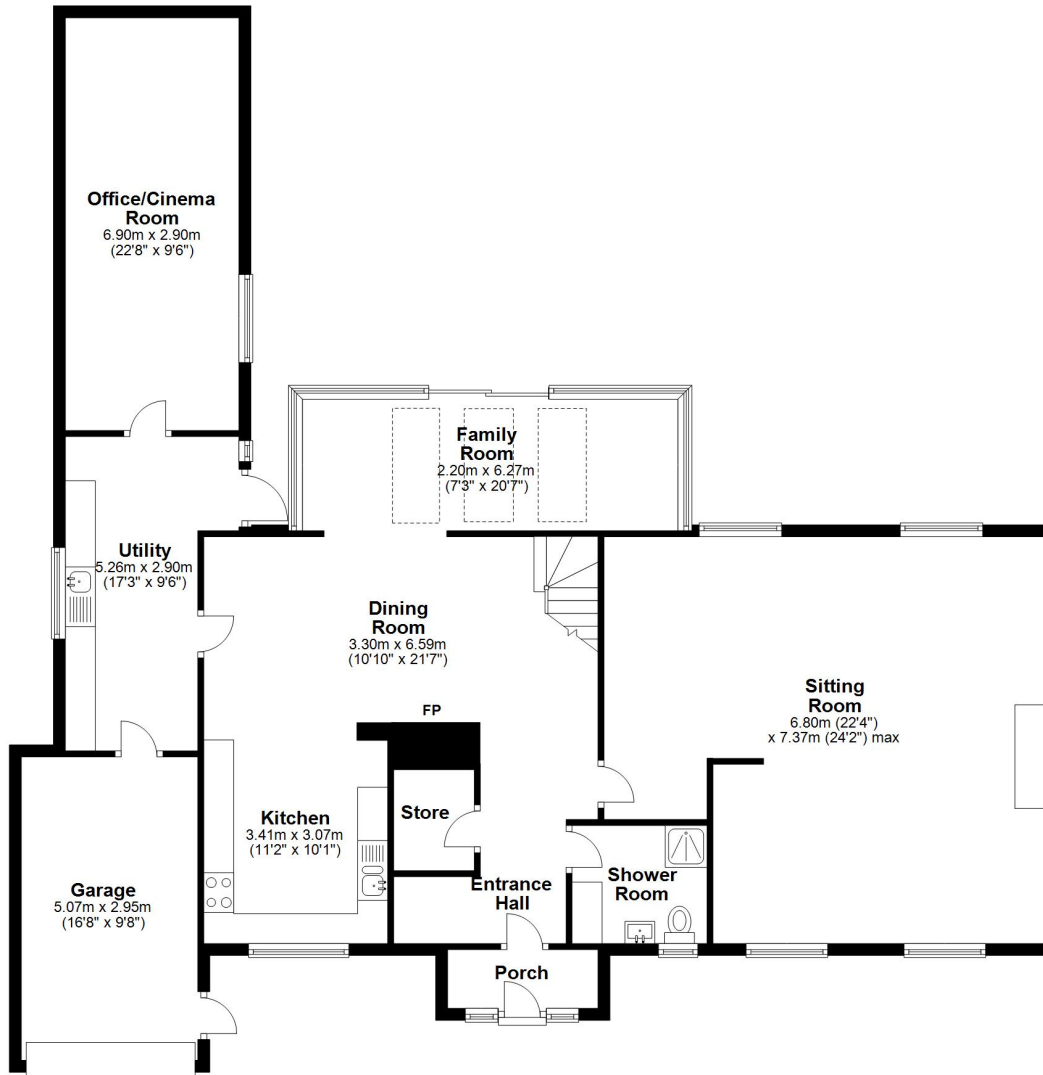
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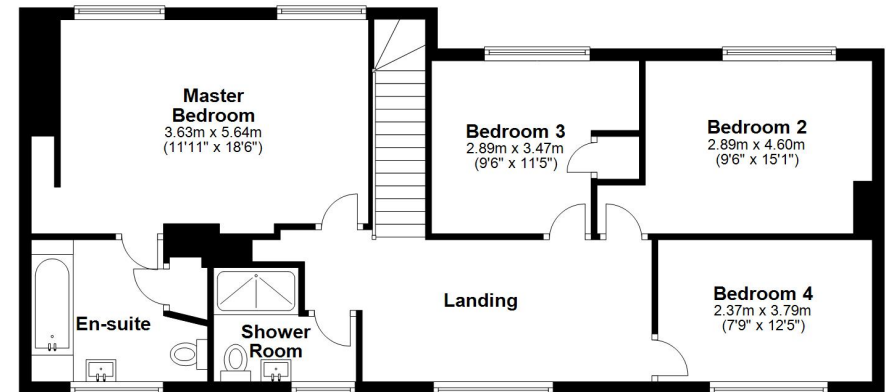
## Ground Floor

Approx. 161.7 sq. metres (1740.3 sq. feet)



## First Floor

Approx. 81.7 sq. metres (879.6 sq. feet)



Total area: approx. 243.4 sq. metres (2619.9 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.



