



Nursery End, Stanford in the Vale
Oxfordshire, Offers in Excess of £675,000

Waymark

Nursery End, Stanford in the Vale SN7 8PH

Oxfordshire

Freehold

Substantial Detached Family Home | Six Spacious Double Bedrooms | Four Light And Airy Reception Rooms | Sixth Bedroom/Cinema/Studio | Open Plan Kitchen Diner With Access To Garden | Utility & Downstairs W/C | Landscaped South Facing Rear Garden | Driveway Parking For Three Vehicles | Single Garage | Popular & Sought After Village Location

Description

A fantastic opportunity to purchase this beautiful and substantial six bedroom detached family home, which is located in a popular location within the sought after village of Stanford in the Vale. The property is only a short walk to the village High Street and close by to amenities including shop, cafe, public house, post office and well regarded primary school. The property also benefits from six double bedrooms, four reception rooms, three bathrooms, driveway parking, garage and landscaped south facing rear garden.

This impressive property comprises; Entrance hall with built-in storage, downstairs w/c, utility area with access to driveway, open plan kitchen/diner with access out to garden, spacious sitting room, office, family room with access out to garden, landing, family bathroom with both walk-in shower and bath, and four good size double bedrooms are located on the first floor, three with built in wardrobes and master with en-suite bathroom with both walk-in shower and bath. The second floor is a modern addition to the property which the current owners designed. The second floor offers a further two double bedrooms and a modern shower room.

Outside there is a driveway to the side of the property which leads to the single garage which provides off-street parking for three vehicles. The rear garden is south facing, and has been landscaped, it is mainly laid to lawn along with a spacious paved patio area and a modern pergola with fitted blinds.

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: F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		92
A		
(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



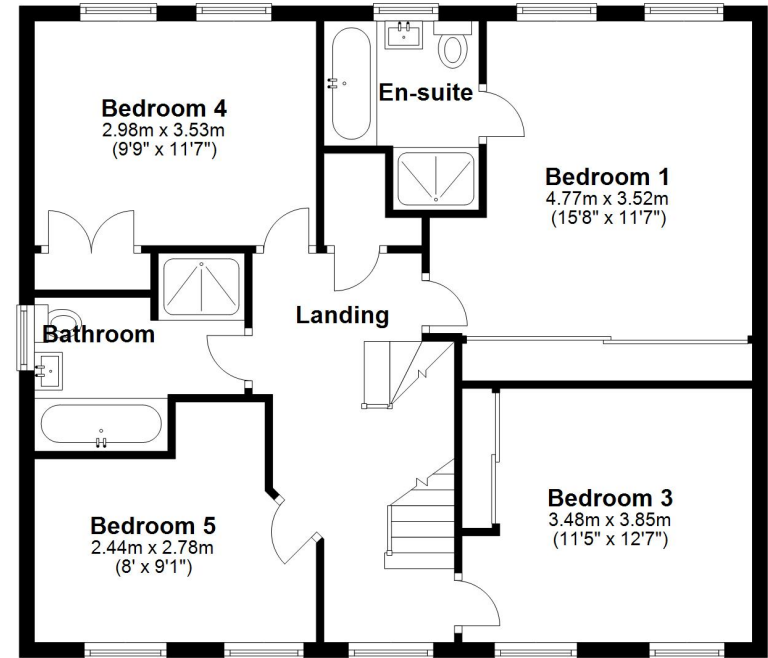
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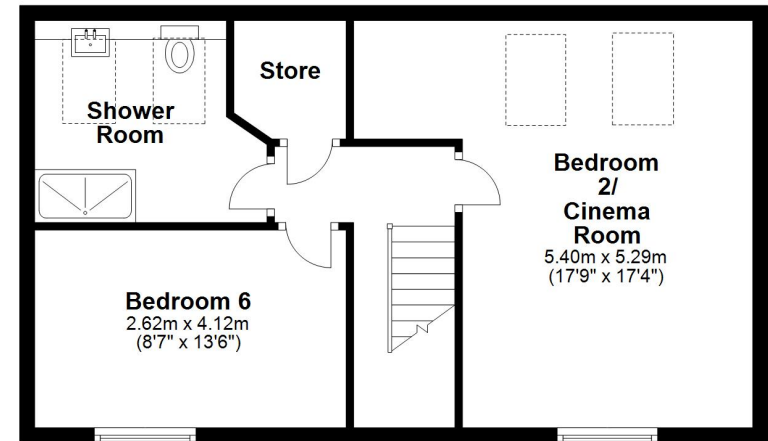
First Floor

Approx. 78.2 sq. metres (841.2 sq. feet)



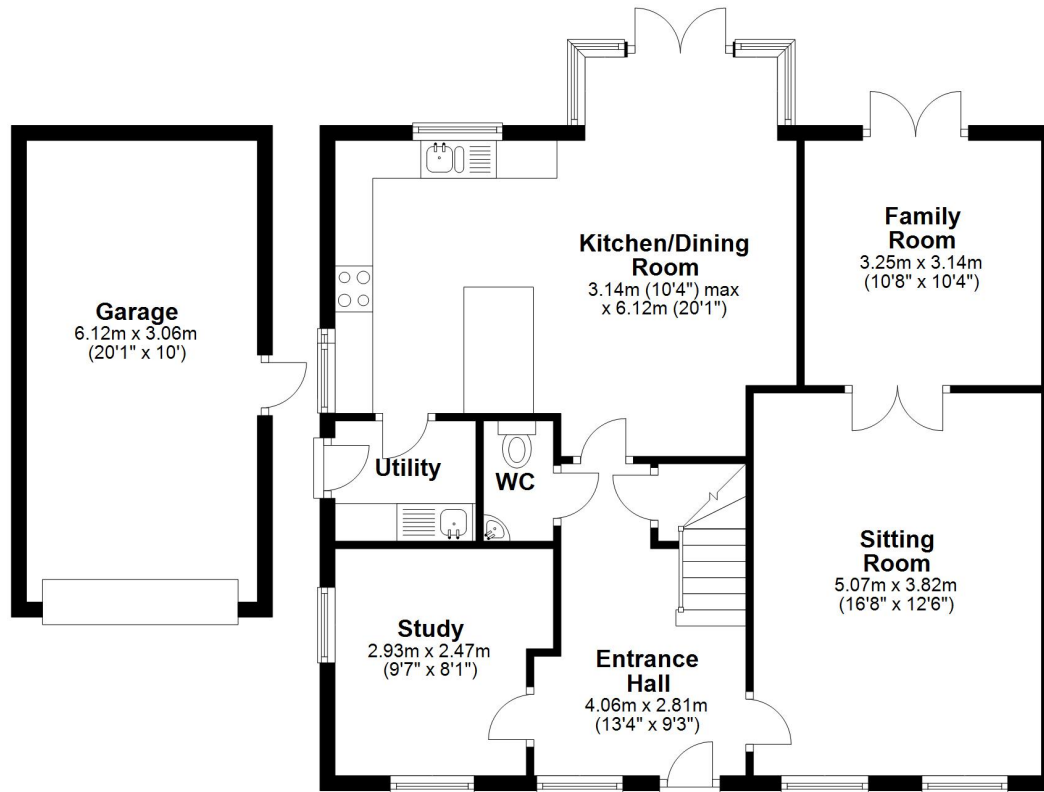
Second Floor

Approx. 51.3 sq. metres (552.6 sq. feet)



Ground Floor

Approx. 99.3 sq. metres (1068.8 sq. feet)



Total area: approx. 228.8 sq. metres (2462.6 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.

