



Cowderoy Place, Stanford in the Vale  
Oxfordshire, Offers in Excess of £325,000

Waymark



# Cowderoy Place, Stanford in the Vale SN7 8PG

Oxfordshire

Freehold

**Terraced House | Three Bedrooms | Two Reception Rooms | Quiet & Peaceful Cul-De-Sac Position | Landscaped Garden | Rear Courtyard Garden | Driveway Parking And Car Port | Popular And Sought After Village Location | Just Off The High-Street With Easy Access To Amenities**

## Description

A fantastic opportunity to purchase this attractive three bedroom terraced property which is located in a quiet and peaceful location just off the High Street in the popular and sought after village of Stanford in the Vale. The property is walking distance from amenities including local shop, post office, cafe, public house and well regarded primary school. The property also benefits from three bedrooms, two reception rooms, driveway parking, car port and landscaped garden as well as a rear courtyard garden.

The properties accommodation comprises; Entrance hall, downstairs w/c, rear porch, kitchen, dining room with access to under-stairs cupboard, spacious dual aspect sitting room, landing, family bathroom, three light and airy bedrooms, master with built-in wardrobes.

Outside there is driveway parking which leads up to the car port which provides off-street parking for up to two vehicles. The property benefits from both front and rear gardens. The front garden has been landscaped and is mainly laid to lawn along with a small paved patio area which is perfect for outside dining and entertaining. there is also a rear courtyard garden which is paved and provides another entertaining/relaxation space.

The property is freehold and is connected to mains electricity, water and drainage. There is oil fired central heating which is run by a newly installed boiler (installed circa November 2023). 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: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	80
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

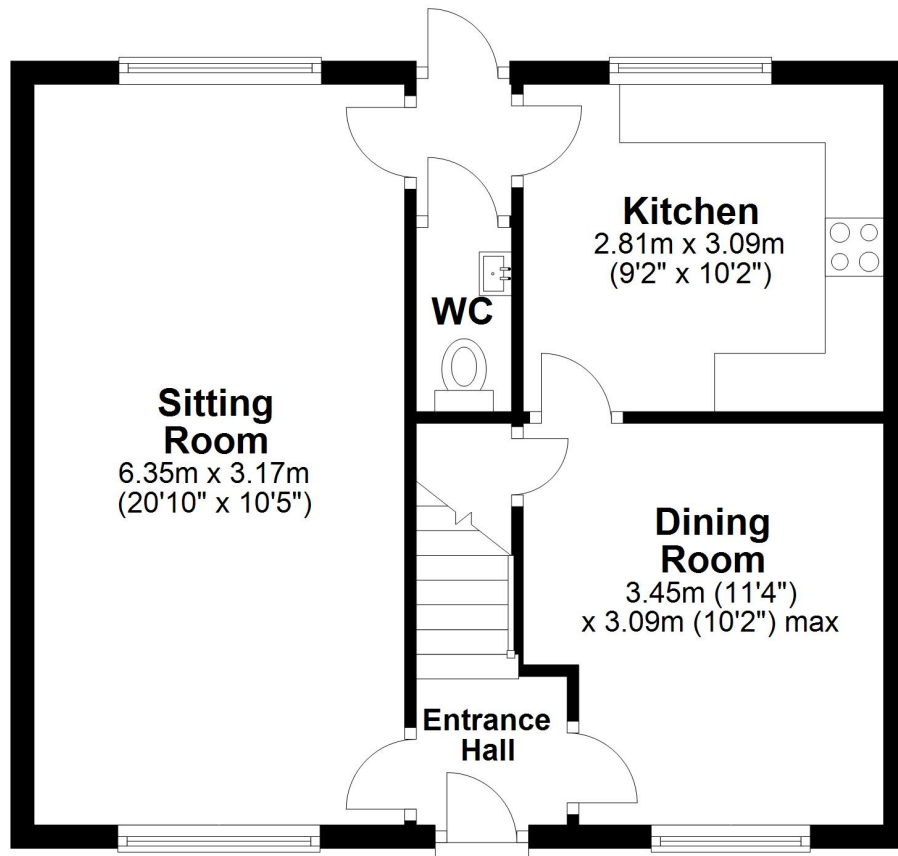


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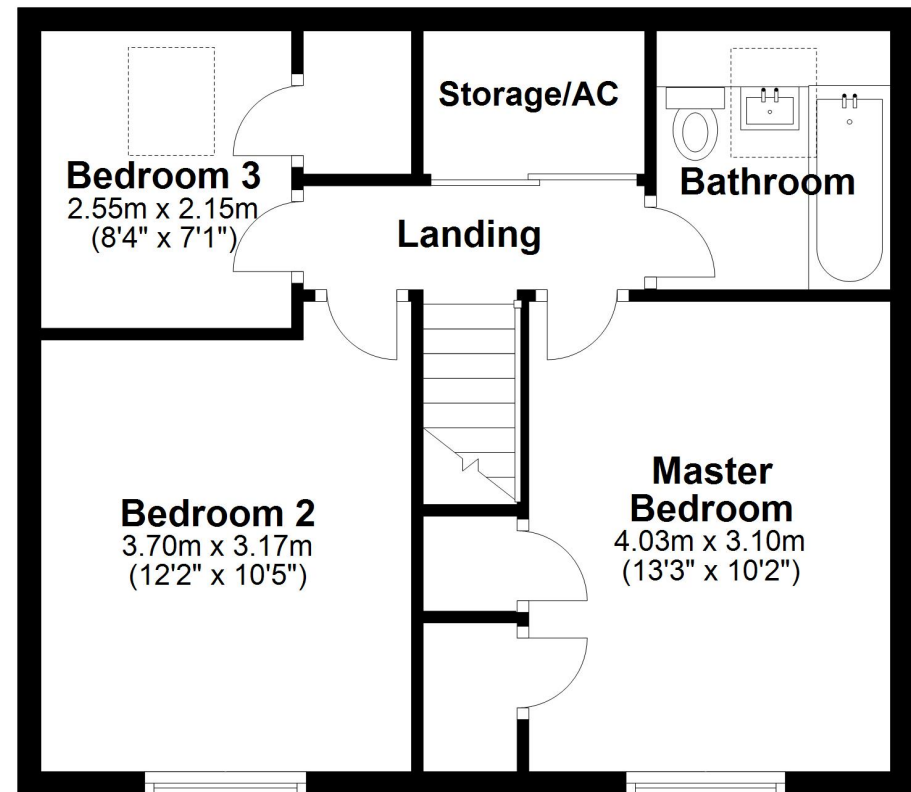
## Ground Floor

Approx. 46.2 sq. metres (497.5 sq. feet)



## First Floor

Approx. 46.2 sq. metres (497.5 sq. feet)



**Total area: approx. 92.4 sq. metres (994.9 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.



