



Franklin Furrows, Stanford in the Vale  
Oxfordshire, Guide Price £260,000

Waymark

# Franklin Furrows, Faringdon SN7 8FR

Oxfordshire  
Freehold

**Ideal First Time Buy | One Bedroom Terraced Home | Bedroom Compete With En-suite and Fitted Wardrobes | Two Reception Rooms | Bathroom And Separate W/C | Off Street Parking | Generous Garden | Immaculate Condition Throughout**

### Description

A fantastic opportunity for first-time buyers or downsizers, this one-bedroom terraced home is ideally situated in the ever-popular village of Stanford in the Vale. Just a short walk from local amenities including a shop, café, and public house, the property further benefits from off-street parking and a generously sized rear garden.

The accommodation comprises an entrance hall with W/C, a bright sitting room featuring an understairs storage cupboard, and a modern kitchen/dining room with integrated appliances and direct access to the rear garden. Upstairs, the landing leads to a generously sized bedroom with fitted wardrobes and a spacious en suite bathroom.

Externally, the property enjoys a generous rear garden, mainly laid to lawn and complemented by a patio area ideal for outdoor dining and entertaining. In addition, the property benefits from convenient off-street parking, accessible from both the front and rear.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating as well as double glazed windows throughout. The property was built by the reputable David Wilson in 2021 leaving a remaining circa six years of NHBC builders 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

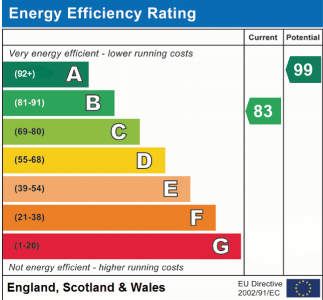
Vale of White Horse District Council

Tax Band: B



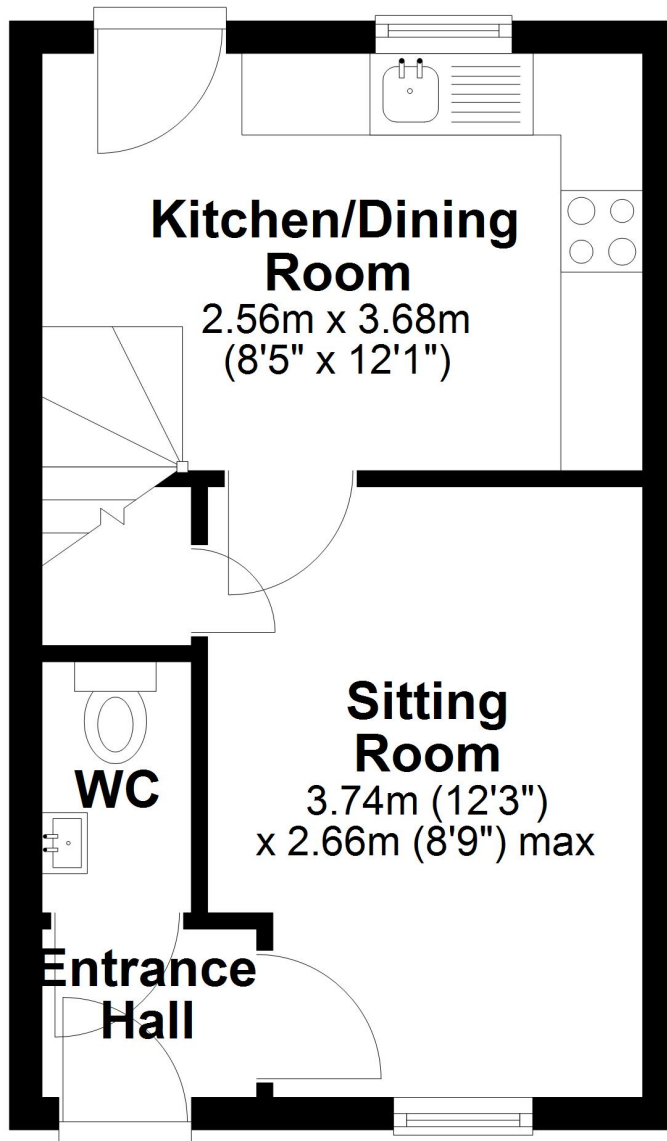
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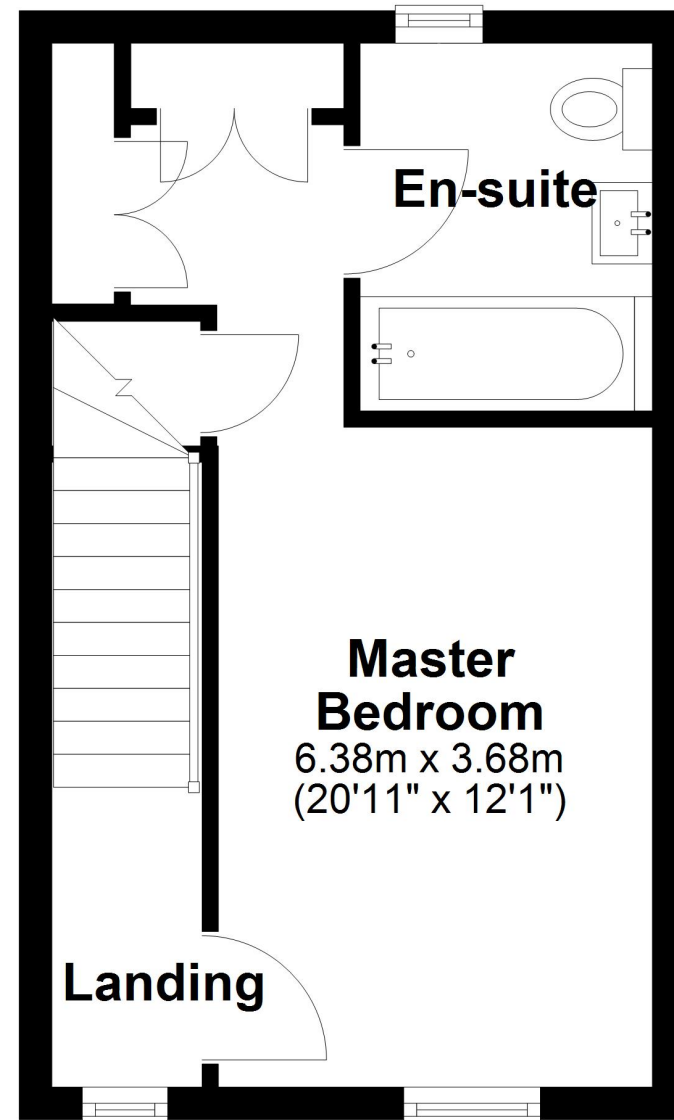
## Ground Floor

Approx. 23.5 sq. metres (253.3 sq. feet)



## First Floor

Approx. 23.5 sq. metres (253.3 sq. feet)



**Total area: approx. 47.1 sq. metres (506.7 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.

