



Brick Kiln Rise, Stanford in the Vale
Oxfordshire, Offers in Excess of £475,000

Waymark

Brick Kiln Rise, Stanford in the Vale SN7 8FP

Oxfordshire

Freehold

Detached Family Home | Three Light And Airy Double Bedrooms | Two Spacious Reception Rooms | Including Open Plan Kitchen Diner With Built-In Appliances | Two Modern Bathrooms And Downstairs W/C | Purpose Built Outside Office | Landscaped South West Facing Garden | Driveway Parking And Detached Garage | Popular And Sought After Village Location

Description

A fantastic opportunity to purchase this beautiful three double bedroom detached family home which is situated on a quiet and peaceful close in the popular and sought after village of Stanford in the Vale. The property was built in 2019 to a high standard by reputable builders EDE Homes, and benefits from two spacious reception rooms, two modern bathrooms, driveway parking, garage, landscaped rear garden and outside office.

The property's accommodation is immaculate throughout and comprises; Entrance hall with built-in storage, downstairs w/c, beautiful open plan kitchen/diner complete with built-in appliances and French doors out to the garden, triple aspect sitting room complete with bay window and French doors out to the garden, landing, modern bathroom, three light and airy bedrooms, master bedroom with both built-in wardrobes and modern en-suite shower room.

Outside, to the front there is a block paved driveway leading up to the detached garage which provides plenty of off-street parking and storage. The garden is sunny, South West facing and has been beautifully landscaped and is easy to maintain. The garden boasts a purpose built office/studio which is a great addition to the property, as well as being mainly laid to artificial grass as well as two spacious paved patio areas complete with a pergola which is perfect for outside dining and entertaining. The garden also benefits from well stocked borders which are full of specimen trees and shrubs which help with privacy.

The property is freehold and is connected to mains electricity, water and drainage. There is an air source heat pump which runs the central heating, and there is circa 4 years remaining of NHBC 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, village hall and bus service. 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: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92+)	A		
(81-91)	B		
(69-80)	C	78	
(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	



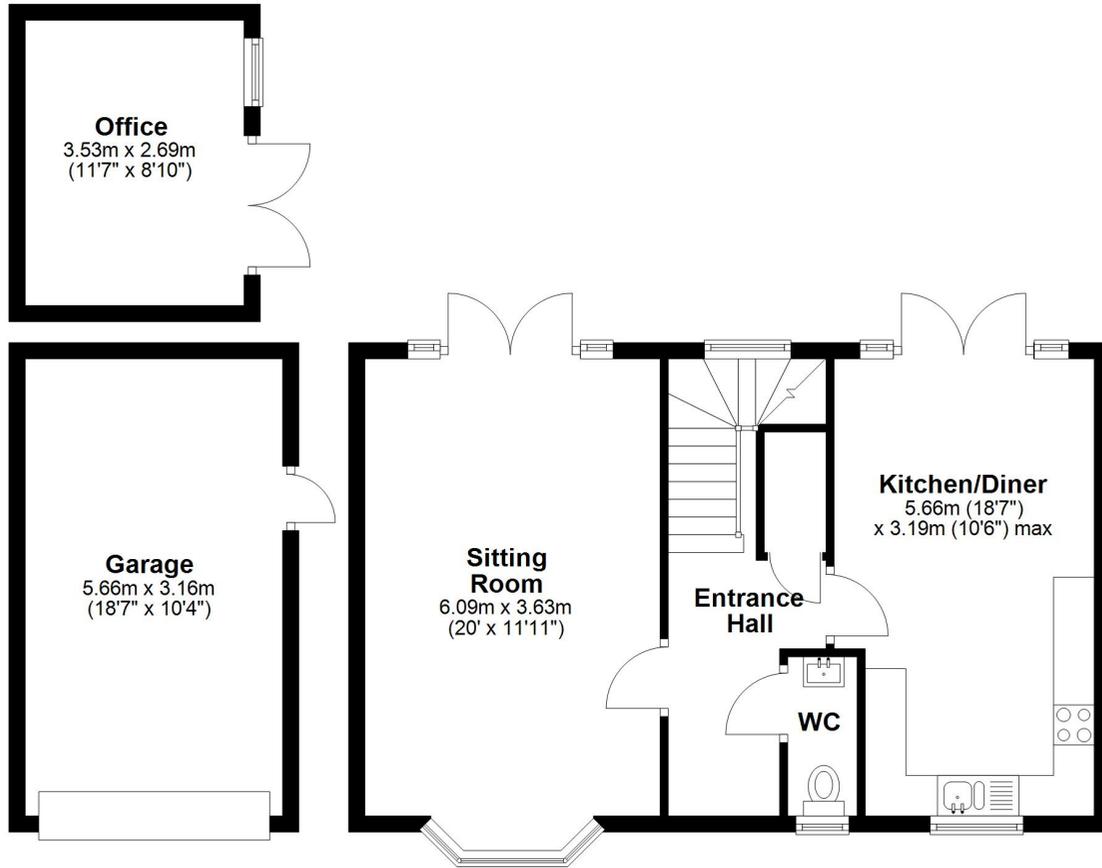
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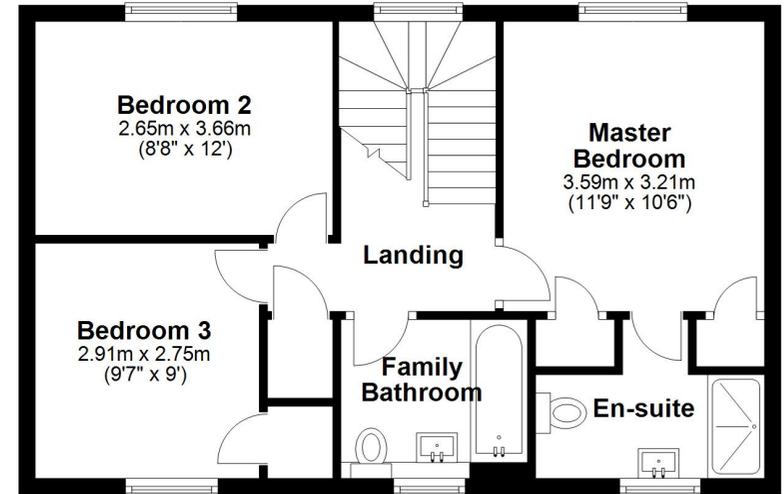
Ground Floor

Approx. 78.4 sq. metres (843.6 sq. feet)



First Floor

Approx. 50.7 sq. metres (545.9 sq. feet)



Total area: approx. 129.1 sq. metres (1389.5 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.

