



Cottage Road, Stanford in the Vale
Oxfordshire, Offers in Excess of £700,000

Waymark

Cottage Road, Stanford in the Vale SN7 8HX

Oxfordshire
Freehold

No Onward Chain | Substantial Detached Luxury Home | Flexible Accommodation Over Two Floors | Three/Four Bedrooms | Four/Five Reception Rooms | Stunning Open Plan Kitchen/Diner/Family Room | Beautiful High Specification Kitchen With Large Island | Two Modern Bathrooms | Walk-In Pantry | Utility Area & Downstairs W/C | Master Suite with Dressing Room And En-Suite Bathroom | Driveway Parking & Small Garage/Store | South Facing Rear Garden With Large Terrace | Popular And Sought After Village Location

Description

A fantastic opportunity to purchase this luxurious, detached four bedroom property which is located in a sought after position in the popular village of Stanford in the Vale. The property is only a short walk to the local High Street as well as shop, cafe, public house and well regarded primary school.

The property is offered to the market chain free, and has been extended and refurbished to an exacting standard by the current owners. The property benefits from flexible accommodation throughout providing three/four bedrooms and four/five reception rooms. There is also the option to split the living areas and create a self contained annex if desired.

The accommodation totals circa 2600 sq ft and comprises; Entrance porch, entrance hall, downstairs w/c, utility area, plant room/store, walk-in pantry, stunning open plan kitchen/dining family room with two sets of French doors out to the garden, impressive and high-specification kitchen complete with large island and breakfast bar, snug/bedroom with wood burner, family room with bay window, office with French doors out to garden, large double bedroom with modern en-suite wet room. On the first floor you will find two spacious bedrooms, including the master suite which benefits from both a dressing room as well as a beautiful and spacious en-suite with both walk-in shower and bath.

Outside there is a graveled driveway which provides ample parking for circa four or more vehicles. The rear garden is sunny , private and South facing. The garden is mainly laid to lawn along with a spacious terrace and summer house.

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, as well as Photovoltaic cells on the roof keep the electricity bills to an absolute minimum. 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.

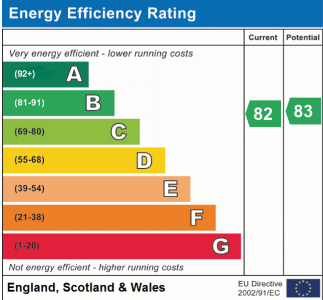
Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

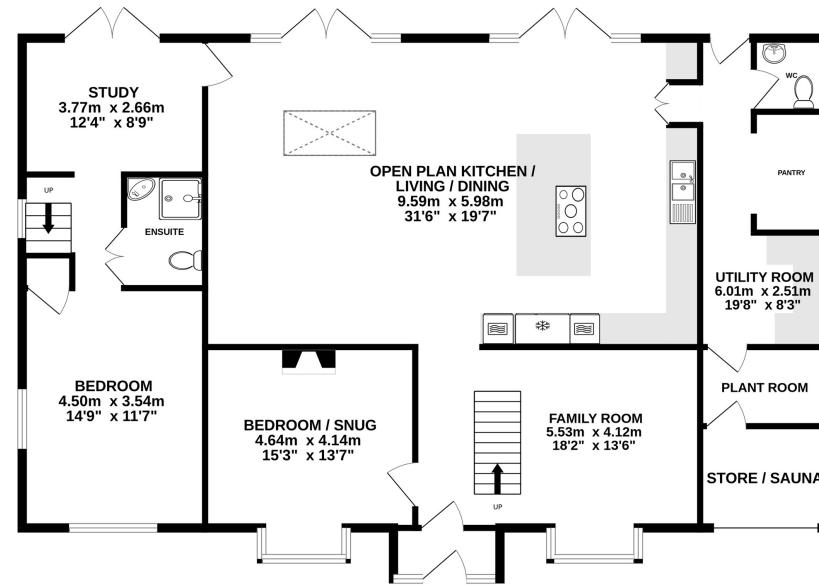
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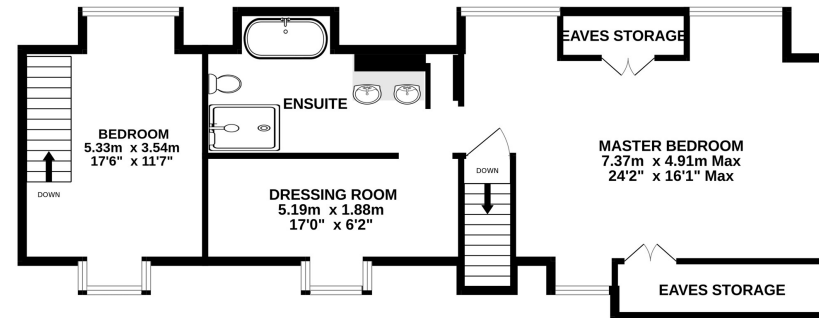
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GROUND FLOOR
163.8 sq.m. (1763 sq.ft.) approx.



1ST FLOOR
78.4 sq.m. (844 sq.ft.) approx.



7 COTTAGE ROAD STANFORD IN THE VALE SN7 8HX

TOTAL FLOOR AREA : 242.2 sq.m. (2607 sq.ft.) approx.

Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.
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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.

