



Burtonwood, 15 Chapel Road
Stanford in the Vale, Faringdon, Oxfordshire SN7 8LE



DOUGLAS & SIMMONS

Situated in the charming village of Stanford in the Vale, Faringdon, this delightful end of terrace stone cottage, dating back to 1710, offers a unique blend of historical character and modern comfort. The property is well cared for and beautifully presented throughout and boasts an abundance of original features that will surely captivate any prospective buyer.



- Dating back to 1710, not listed with an abundance of character
- No onward chain
- Large loft space which could be converted to further accommodation
- Long c.142' well planted cottage garden
- Large living/dining room with Inglenook fireplace and woodburning stove
- Generous kitchen with a good range of fitted units and freestanding appliances (which are negotiable)
- Well maintained and presented throughout
- 3 first floor bedrooms
- Oil fired central heating
- Central position with a thriving village

LOCATION

Stanford in the Vale is an appealing and thriving downland village in the arresting Vale of White Horse named for its ancient prehistoric chalk horse on the North Wessex Downs where, according to legend, St George slayed the dragon. Situated midway between the market towns of Wantage (6 miles) and Faringdon (5 miles), easily accessible from the A417, the village itself caters for day-to-day needs with a well-stocked Co-op supermarket incorporating a post office, a hairdressers and a vets. The village's social life is supported by the community café, the local pub, the village hall and church. Both Wantage and Faringdon, with a bus service from the village, offer a comprehensive range of shopping, leisure and recreational facilities as well as a variety of regular markets. In addition, there is a pleasing variety of renowned restaurants and gastro pubs within the surrounding area. The city of Oxford (16 miles) and the commercial centre of Swindon (15 miles) can be accessed via the A420 by car and bus service. Oxford and Didcot (17 miles) have mainline train services to London (Paddington) in under an hour. There is an impressive selection of both state and private education within the locality, with an excellent primary school and pre-school in the village itself and the well-regarded comprehensive schools at Wantage and Faringdon. Outdoor pursuits locally include golf courses at Frilford Heath and riding schools at Baulking and Goosey.





THE PROPERTY

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Upon entering, you are welcomed into a spacious reception room, complete with an impressive inglenook fireplace and an inset woodburning stove. This room would also accommodate a dining table and the oak flooring adds a touch of warmth and elegance to the space. The well-fitted kitchen connects to a garden room, providing an ideal space for a breakfast table or study area and for enjoying the views over the garden.

The cottage comprises three light filled bedrooms, two of which are generous doubles, providing ample space for family or guests. The shower room is functional, and there is potential to reinstate a bath if desired, allowing for personalisation to suit your needs.

The property also has a large loft space which could be converted to further accommodation, subject to the usual requirements.

The beautifully planted cottage garden approaching c.142' in length is a true highlight, offering picturesque views over the surrounding paddock land, making it a serene retreat for relaxation or gardening enthusiasts.

With no onward chain, this property presents a rare opportunity to acquire a home rich in history and charm, set in a peaceful village location. Whether you are looking for a family home or a tranquil getaway, this cottage is sure to impress.

DISTANCES (All distances are approximate)

Wantage 6 miles (A417)

Faringdon 4.6 miles (A417)

Witney 14 miles (A415)

Didcot Parkway 15 miles A417 (London Paddington c.40 mins)

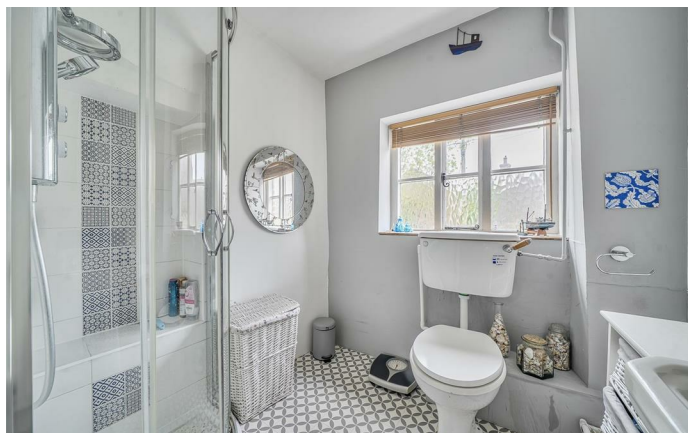
Oxford 16 miles (A420 or A34)

M4 13.9 miles (Chieveley J13, via A34 Chilton)

Swindon 16 miles (A420)

Newbury 23 miles (A417, A34)



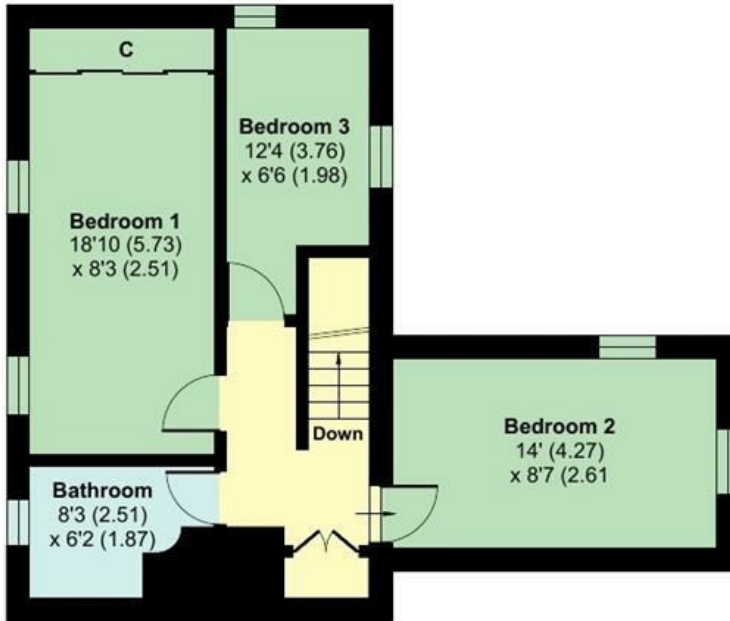




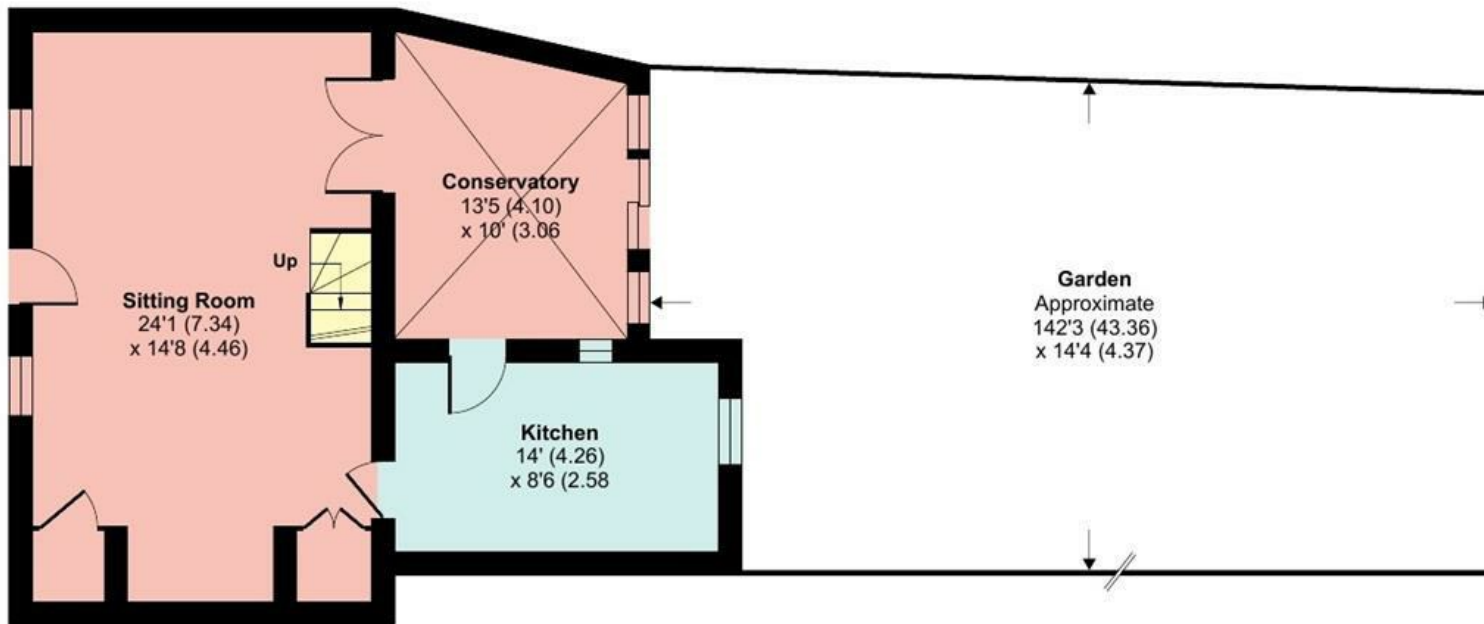
Chapel Road, Faringdon, SN7

Approximate Area = 1109 sq ft / 103 sq m

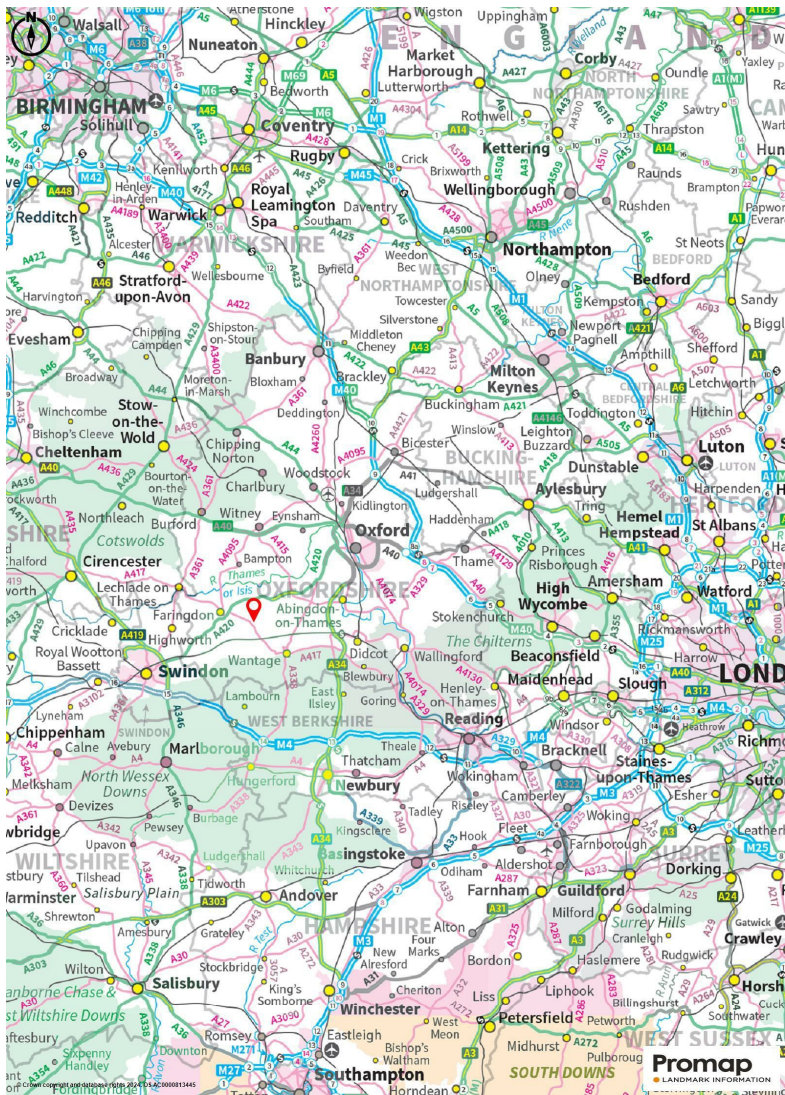
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OTHER INFORMATION

<https://check-long-term-flood-risk.service.gov.uk/risk#>
 The flood risk for 15 Chapel Road is determined as VERY LOW
 This location is outside of a groundwater flood alert area.

<https://www.ofcom.org.uk/mobile-coverage-checker>
 Vodafone: Good outdoor
 EE: Variable outdoor
 O2: Good outdoor
 Three: Variable outdoor

SERVICES

All mains services connected except gas.
 Oil fired central heating.
 It is understood that there is a back boiler system connected to the woodburner.
 Electric immersion heater for hot water

DIRECTIONS to SN7 8LE

what3words:///asked.waltz.walkaway
 Sat Nav to SN7 8LE
 From the A412 heading west towards Faringdon, turn right into High Street and proceed through the village passing the Coop, bearing left around the bend continuing through Church Green, passing the church on the left into Chapel Road, where the property can be located on the left as indicated by our D&S For Sale board.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A		Very environmentally friendly - lower CO ₂ emissions (92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

COUNCIL TAX

Band D £2,501.47 2026/2027
 Vale of White Horse District Council

SERVICES

Mains water, drainage & electricity connected.
 Oil fired central heating. Woodburner with back boiler.
 Electric immersion heater for hot water.
 Fibre broadband within the village

CONTACT

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 e: sales@douglasandsimmons.co.uk

VIEWINGS

Viewings strictly by prior appointment with the sole selling agents D&S open 6 days a week for viewings.

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