



DOUGLAS & SIMMONS



1, Church Path, Stanford in the Vale

Faringdon, Oxfordshire

1 Church Path, Stanford in the Vale, Faringdon, Oxfordshire, SN7 8LS

Guide Price £375,000 Freehold

A mature and spacious three bedroom detached bungalow situated in a quiet cul-de-sac in this highly sought after village, offered to the market with no ongoing chain.

- Detached bungalow • No onward chain • Private westerly facing garden • Large double garage (used as an office) • Abundance of parking • Spacious light living room with full length glazed doors • 3 bedrooms (one utilised as a dining room) • Kitchen/breakfast room • Cul-de-sac location • Village has good range of amenities and a Co-op



LOCATION

Stanford in the Vale is an appealing and thriving downland village in the arresting Vale of the White Horse forming part of West Oxfordshire, famous for its ancient prehistoric chalk horse on the North Wessex Downs where, it is also believed, 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 gastro pub, church, Co-op supermarket, post office, excellent primary school, pre-school and village hall. Both Wantage and Faringdon offer a further comprehensive range of shopping, leisure and recreational facilities as well as a variety of regular markets and in addition there is a pleasing variety of restaurants and gastro pubs within the surrounding area. The city of Oxford (16 miles) and the commercial centre of Swindon (15 miles) are easily accessed via the A420. Oxford and Didcot (17 miles) have mainline train services to London (Paddington) in under 1 hour. There is an excellent selection of both state and private education within the locality including Radley College, Abingdon School, St Helen & St Katherine and The Manor Prep, Cokethorpe, St Hugh's, Ferndale Prep, and St Edward's. Well regarded comprehensive schools at Wantage and Faringdon. Heathrow (64 miles), Bristol (62 Miles) and Birmingham Airports (74 miles) are each around 1 1/2 hours away.

DESCRIPTION

A mature and spacious three bedroom detached bungalow with a double garage, situated in a quiet cul-de-sac in this highly sought after village, offered to the market with no ongoing chain.

The bungalow enjoys a large and mature plot which is south facing to the rear.

There is excellent potential to extend and or improve, with one of the unique features being an adjacent double garage with an abundance of parking (the garage was previously utilised as an office).

The accommodation comprises three good sized bedrooms (one currently being utilised as a dining room), a generous sitting room with large glazed doors allowing a good deal of light in to the property, these opening to the pretty garden, as well as a separate kitchen/breakfast room.

Rarely available and offered for sale with the benefit of no ongoing chain.

SERVICES

All mains services connected except gas.

FLOOR AREA

1149.00 sq ft

Vale of White Horse District Council
COUNCIL TAX BAND D



Stanford In The Vale, Faringdon, SN7 8LS

Approximate Area = 912 sq ft / 84.7 sq m

Garage / Office = 237 sq ft / 22 sq m

Total = 1149 sq ft / 106.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Douglas and Simmons Ltd. REF: 1033230

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

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

DIRECTIONS TO SN7 8LS

Sat Nav to SN7 8LS as identified by our D&S For Sale board, what3words: ///hosts.goodbyes.overt

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice

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5. All measurements are approximate.

**GRD/rd Church Path SITV
09.2023**



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While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Viewing strictly by appointment with the agents
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