



DOUGLAS & SIMMONS



34, Tyrell Close, Stanford In The Vale  
Faringdon, Oxfordshire

# 34 Tyrell Close, Stanford In The Vale, Faringdon, Oxfordshire, SN7 8EY

Guide Price £265,000 Freehold

Coming onto market, a two bedroom semi-detached property offering spacious and versatile accommodation with the garage having been converted to a study/hobby room and a separate utility.

- No Onward Chain • Driveway parking • Extended vaulted Dining/Family Room • Enclosed Garden • Sought after village location • Shower Room • 2 Bedrooms • Converted Garage to Utility and Study • Popular Village Location with Amenities • LPG (Bottled Gas) Heating



## LOCATION

Stanford in the Vale is an appealing and thriving downland village in the arresting Vale of 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 Katharine and The Manor Prep, Cokethorpe, St Hugh's, Ferndale Prep, and St Edward's, and the 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. Outdoor pursuits locally include golf courses at Frilford Heath and Drayton, and equestrian centres at neighbouring Goosey and Gainfield.

## DESCRIPTION

Coming onto market, this two bedroom semi-detached property, offering spacious and versatile accommodation, with the garage having been converted to a study/hobby room and a separate utility.

The property has also been extended single-story to the rear to provide an attractive vaulted dining area off the kitchen, and there is also a good sized sitting room to the front.

To the first floor there are two bedrooms, one with built-in cupboards, and a well appointed shower room.

The property also benefits from driveway parking to the front and an enclosed garden to the rear. Offered for sale with the added attraction of no ongoing chain.

EER - E

## SERVICES

LPG (Bottled Gas).

All other mains services connected.

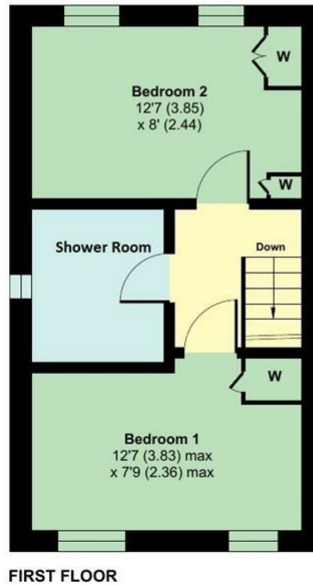
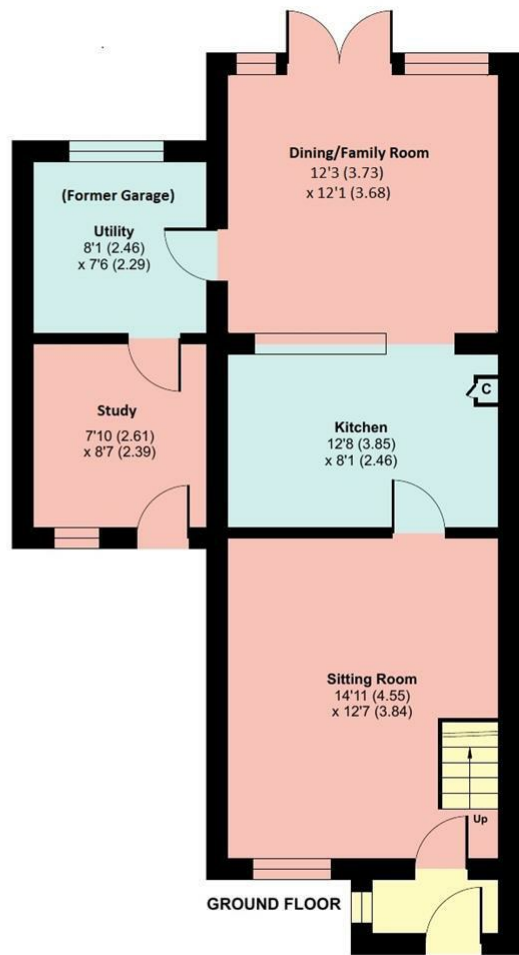
## FLOOR AREA

871.88 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND C





# Tyrell Close, Faringdon, SN7 8EY

Approximate Area = 932 sq ft / 86.6 sq m

For identification only - Not to scale

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
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(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## DIRECTIONS TO SN7 8EY

what3words:///evolving.cubed.glidrs

## Other Material Info:

- Ofcom check indicates this property has good availability outdoor for EE, good availability outdoor and variable in home for O2, variable outdoor for Three, and good outdoor and in home for Vodafone.

- Ofcom check indicates this property has standard, superfast and ultrafast broadband

- Government Portal indicates this area as low flood risk

- We are unaware of any planning permissions that would negatively affect the property

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

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

- The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
- All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- All measurements are approximate.

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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  
Douglas and Simmons



25 Market Place  
Wantage  
Oxfordshire  
OX12 8AE  
Tel: 01235 766222  
email: sales@douglasandsimmons.co.uk  
www.douglasandsimmons.co.uk



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Wantage  
Oxfordshire  
OX12 8AE  
Tel: 01235 766222  
email: lettings@douglasandsimmons.co.uk  
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