



44, Joyces Road, Stanford in the Vale
Faringdon, Oxfordshire



Guide Price £325,000 Freehold

Welcome to this mature semi detached house located on Joyces Road in the picturesque village of Stanford in the Vale, offered for sale with the benefit of no ongoing chain and in need of some modernisation.

- No onward chain
- Large plot with potential to extend
- Detached garage and parking
- 2 reception rooms
- Utility, large workshop/store & WC
- Kitchen
- 3 good sized bedrooms
- First floor bathroom
- Delightful village with a good range of amenities
- Rare to the market



LOCATION

Stanford in the Vale is an appealing and thriving downland village in the arresting Vale of White Horse forming part of South Oxfordshire, famous for its ancient prehistoric chalk horse on the Downs where, it is also believed, St George slayed the dragon. Situated midway between market towns Wantage 6 miles and Faringdon 5 miles, easily accessible from the A417, the village itself caters for day-to-day needs with a modern supermarket, post office, popular primary school and pre-school, village hall and a traditional public house. 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, and Oxford and Didcot 17 miles have mainline train services to London (Paddington) in under 1 hour. There is an excellent selection of education within the locality including the excellent village primary school, well regarded secondary schools at Wantage and Faringdon, in addition to the excellent Abingdon and Oxford schools.

DESCRIPTION

(BEST & FINAL OFFERS BY MIDAY MON 22nd JULY) Welcome to this mature semi detached house located on Joyces Road in the picturesque village of Stanford in the Vale, Faringdon.

This charming property is offered for sale with the benefit of no ongoing chain and would benefit from some modernisation.

As you step inside, you are greeted by two reception rooms, both with fireplaces (not tested as operational), a galley kitchen to the rear with an adjoining utility room and a WC, in addition to a large workshop/store; which could be incorporated to more permanent living accommodation.

The property boasts three good sized first floor bedrooms, two with recessed cupboards, as well as a family bathroom and an airing cupboard. The property enjoys a favourable position and has glimpses of White Horse Hill from the first floor.

Outside, there is a very large garden to the front and side c.80' narrowing to 50' x 40' offering excellent potential to extend and/or improve subject to the usual compliance. There is also a driveway to the side providing off street parking for a number of vehicles leading in turn to a detached garage. To the rear, there is further area of well-kept garden approaching 60' x 46' tapering to 20'.

SERVICES

All mains services connected except gas. The heating is electric night storage.

EER-F.

Don't miss the opportunity to make this house your home. With its prime village location, large gardens and enormous potential, this semi-detached property on Joyces Road is certainly a rare find.

FLOOR AREA

1330.00 sq ft

Vale of White Horse District Council
COUNCIL TAX BAND D





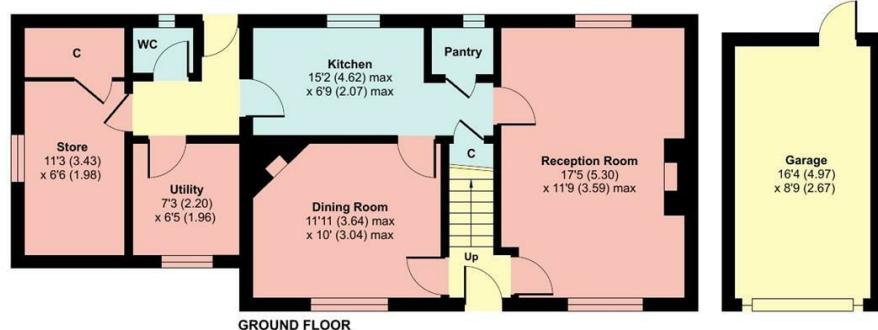
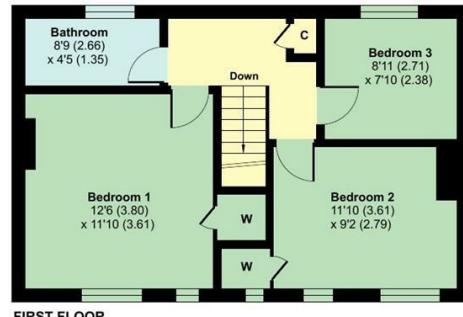
Joyces Road, Stanford In The Vale, Faringdon, SN7 8HT

Approximate Area = 1187 sq ft / 110.2 sq m

Garage = 143 sq ft / 13.2 sq m

Total = 1330 sq ft / 123.4 sq m

For identification only - Not to scale



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	

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	

DIRECTIONS TO SN7 8HT

what3words://lateral.suffer.prevented As indicated by our D&S For Sale board



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2024.
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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.

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5. All measurements are approximate. **GRD/rd 06.2024**

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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