



DOUGLAS & SIMMONS



113, Faringdon Road, Stanford In The Vale  
Faringdon, Oxfordshire

113 Faringdon Road, Stanford In The Vale, Faringdon, Oxfordshire, SN7 8LD

Guide Price £330,000 Freehold

This mature three bedroom semi detached house, situated on the edge of this highly desirable village having been the subject of some recent improvements whilst also benefitting from recent planning permission to extend the property significantly.

- Sought after village location • Potential to extend • Planning permission granted • Semi-rural location • Two double bedrooms • Garden outbuilding



## 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 Carswell, near Faringdon, and equestrian centres at neighbouring Goosey and Gainfield.

## DESCRIPTION

This mature three bedroom semi detached house, situated on the edge of this highly desirable village, having been the subject of some recent improvements, whilst also benefitting from recent planning permission to extend the property significantly.

The accommodation comprises; a sitting room, separate kitchen with pantry, downstairs bathroom and rear porch. To the first floor there are three bedrooms, the property benefits from off road parking for a number of vehicles leading to a detached garage. The property also benefits from a good sized plot circa. tbc with a south west facing aspect.

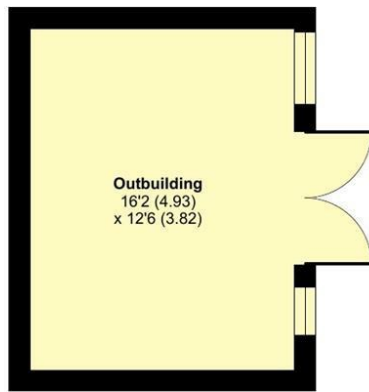
Another attraction is the recently constructed garden pod finished to a high standard which could serve a multitude of uses, including: office/gym etc.

## FLOOR AREA

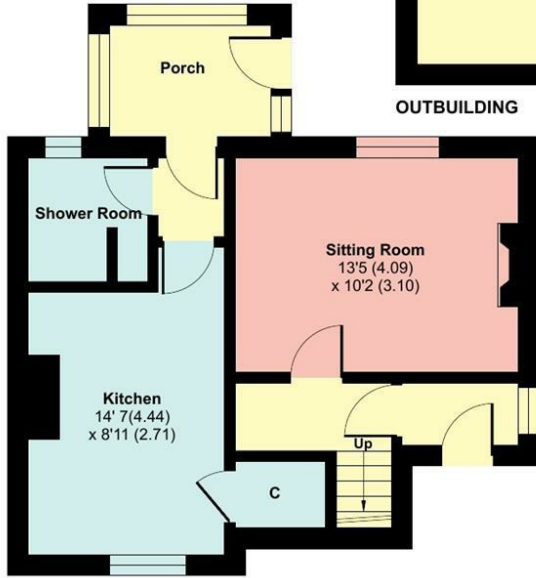
1162.00 sq ft

Vale of White Horse District Council  
COUNCIL TAX BAND C

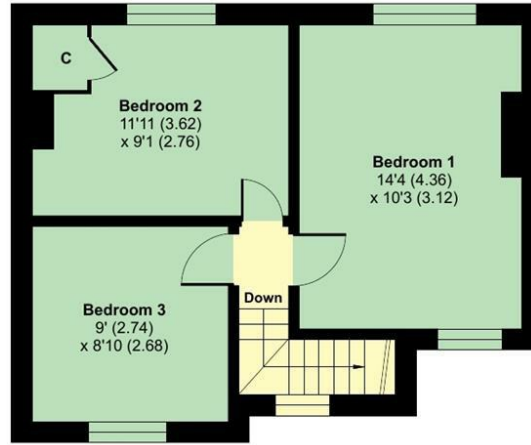




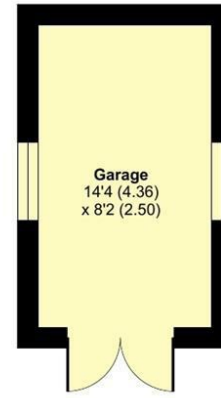
OUTBUILDING



GROUND FLOOR



FIRST FLOOR

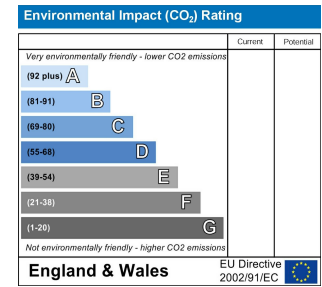
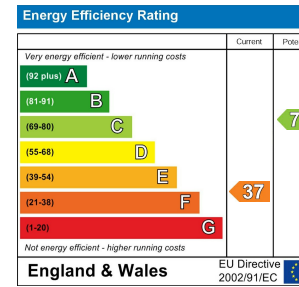


GARAGE

# Faringdon Road,SN7

Approximate Area = 842 sq ft / 78.2 sq m  
 Garage = 117 sq ft / 10.8 sq m  
 Outbuilding = 203 sq ft / 18.8 sq m  
 Total = 1162 sq ft / 107.8 sq m

For identification only - Not to scale



## DIRECTIONS TO SN7 8LD

what3words:///automate.drain.bulbs

## Other Material Information:

- Ofcom checker indicates EE and Three has good availability outdoors, with good availability outdoor and in home for Vodafone and good outdoor and variable indoor availability with O2

- Ofcom check indicates Standard and Superfast broadband is available at this property

- Government Portal lists this area as low flood risk

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.
- No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
- All measurements are approximate. GRD 032026

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

www.  
 the  
 londonoffice.co.uk  
 40 ST JAMES'S PLACE SW1



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



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



From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.