



## Stanford Park Farm, Park Lane, Stanford in the Vale £1,550 PCM

- Fantastic Rural Location
- 2 Beds
- Parking for 2 cars
- Available September
- Beautifully Presented
- Good Sized Garden
- Unfurnished



Douglas and Simmons Lettings are delighted to offer for rent The Tallet, a charming two bedroom barn conversion just outside Stanford in the Vale. Recently converted with luxury modern fittings whilst retaining its period features including exposed beams and feature brick wall. This delightful home would make an ideal retreat from the hectic working lives we lead or even as a weekend pied a terre in the country! Set in the grounds of Stanford Park Farm with two allocated parking spaces and a private patio and lawned garden. Available September on an unfurnished basis. Energy rating to be confirmed. Benefits include full maintenance of the garden and communal grounds, additional water and sewage charge of £35.00 per pcm.

A holding fee of £357.69 will be required to apply for this property

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.



## DIRECTIONS

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			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not may or may not be listed within the property inventory at the start of the tenancy.

### Important Notice

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

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intended tenants and do not constitute part of an offer or contract.
2. 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 tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. 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.
4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been let or withdrawn.
5. All measurements are approximate

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.



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