



Penstones Court, Marlborough Lane, Faringdon, SN7 8SW

£425,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated on the edge of a very well presented exclusive over 55's complex sits 20 Penstones Court offering over 1400 sq ft of versatile accommodation.

This stunning property faces south west with uninterrupted views over open fields and up to The Ridgeway National Trail. The accommodation comprises entrance hall with storage cupboard, door leading to a ground floor shower room and door into a spacious sitting room with feature fireplace. The kitchen has a door to the patio garden, and, has a range of eye and base level units and appliances including Neff built in double oven, Neff induction hob, a freestanding fridge/freezer and dishwasher is also included in the sale. Further ground floor rooms include a dining room and conservatory with French doors leading to the enclosed garden.

To the first floor are three double bedrooms, the master and second bedroom have built in wardrobes and a spacious bathroom with airing cupboard.

Other benefits include electric heating via programmable radiators, double glazing and boarded loft with ladder access for additional storage.



The property has a garage with light and power in a nearby block.

Leasehold - 119 years lease remaining

Service / maintenance charges of £1863 per quarter (£7452pa) incorporates the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection and is shared equally between all the properties.



Key Features

- Three bedroom Over 55's Property
- Resident Estate Manager
- Spacious sitting room
- Kitchen
- Ground floor shower room and first floor bathroom
- Conservatory
- Small private sunny garden
- Communal landscaped gardens
- Garage
- Council Tax band: G, EPC rating: D

The Location

The village of Stanford in the Vale is within the parish of St Denys and has a pre-school, primary school, public house, village shop, post office, village hall and hairdressers. Stanford in the Vale is conveniently located between the market towns of Faringdon (5 miles) and Wantage (6 miles) both of which offer a comprehensive range of shopping schooling and recreational facilities. The village has good commuting links with Oxford (16 miles) Swindon (15 miles) and Didcot Parkway (17 miles) all of which offer main line rail links to London (Paddington/Marylebone) in under an hour.

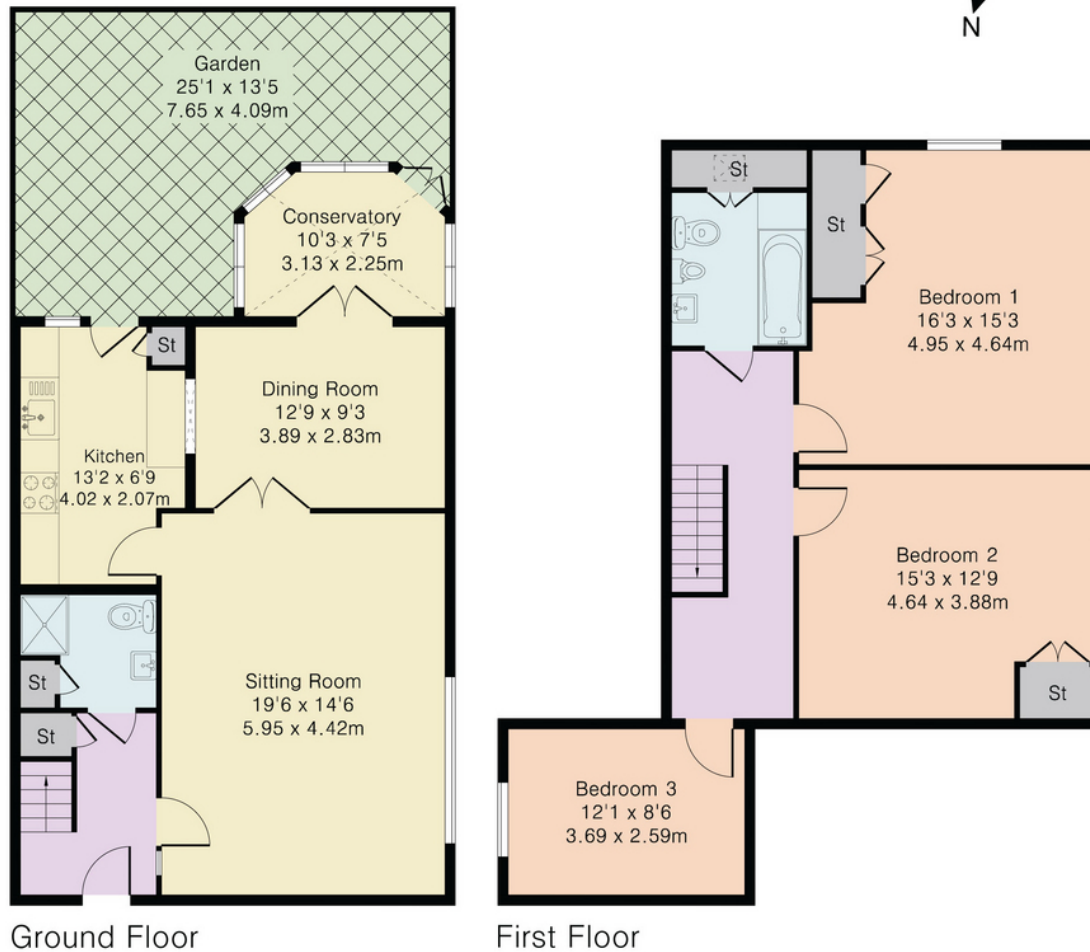


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Approximate Gross Internal Area 1443 sq ft – 134 sq m
Ground Floor Area 707 sq ft – 66 sq m
First Floor Area 736 sq ft – 68 sq m



Ground Floor

First Floor

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