



Chamberlayne Place, Stanford In The Vale Faringdon SN7 8GA


allen & harris

welcome to

Chamberlayne Place, Stanford In The Vale Faringdon

Stunning Cotswold Stone Four-Bedroom Home - Four Bedrooms - Two Bathrooms and Cloakroom - Beautiful Kitchen/diner - Utility Room - Upgraded to Gold Package from Builder - Garage and Driveway - Corner Garden - Stanford in the Vale Location.



River Meadows

River Meadow is a development over 7 acres of open space and play area to enjoy.

Ideally located with ample countryside walks and a range of local amenities nearby, including a pub and primary school.

The A420 is 3 miles away, easily connecting you to Oxford and the M4. Didcot train station can also be reached in 13.4 miles.

Features

Highly-efficient Insulation

We use highly-efficient insulation which reduces heat escaping, so your home will be super cosy and cost less to keep warm.

Argon Filled Double Glazing

Argon-filled double-glazing allows the heat from the sun in whilst minimising heat loss, this means you could enjoy lower energy bills.

Smart Thermostat

We will install a smart thermostat that learns the temperatures that you like when you're home & then programmes itself. It automatically turns down the heating when you're away to help save energy & lower your bills.

Improved Ventilation

This energy-efficient ventilation solution uses small fans which are fitted in bathrooms & kitchens. They ensure good indoor air quality as they extract the stale air out of the room to maximize comfort.

Waste Water Heat Recovery System

This technology recovers the heat that would normally be lost down the shower drain. The outgoing waste warm water pre-heats the cold mains water coming into the home, reducing the energy required to heat your water.

Entrance Hall

Door to living room, kitchen/diner and cloakroom. Radiator. Stairway to first floor.

Cloakroom

Wash hand basin, w.c. Radiator. Extractor.

Living Room

19' 5" x 9' 5" (5.92m x 2.87m)

Front and side aspect windows and radiator.

Kitchen / Diner

19' 5" x 11' 1" max (5.92m x 3.38m max)

Upgraded fitted kitchen comprising of a range of eye and low level units, work surfaces, single bowl sink and drainer, five fridge gas hob, electric oven, fitted dishwasher, fitted fridge/freezer, splash backs, radiator, front and side aspect windows with bay which offers patio doors to the garden.

Utility Room

7' 6" x 4' 11" (2.29m x 1.50m)

Fitted suite offering a range of eye and low level units, work surfaces, plumbing for washing machine, space for a tumble dryer, wall mounted boiler, side access door to the driveway, radiator and under stairs cupboard.

First Floor Landing

Doors leading to all bedrooms and the family bathroom, airing cupboard, bulk head storage cupboard and loft access.

Master Bedroom

11' 2" x 10' 8" (3.40m x 3.25m)

Side aspect window, radiator and door leading to the en-suite.

Ensuite

Fitted suite comprising of double shower enclosure, low level wc, hand wash basin, towel radiator,, part tiled walls, rear aspect window and extractor fan.

Bedroom Two

12' x 10' 1" (3.66m x 3.07m)

Front aspect window and radiator,

Bedroom Three

11' 4" x 9' 1" (3.45m x 2.77m)

Side aspect window and radiator.

Bedroom Four

9' 1" x 7' 1" (2.77m x 2.16m)

Side and front aspect windows, radiator.

Bathroom

Fitted suite offering a panel enclosed bath with shower over, low level wc, hand wash basin, towel radiator, part tiled walls, front aspect window, wall mounted mirror cupboard and extractor fan.

Garden

Enclosed by brick walling, patio area, laid to lawn, side access gate to the driveway.

Garage

19' 6" x 9' 10" (5.94m x 3.00m)

Up and over door with light and power.

Driveway

Driveway parking in front of the garage for two/three cars parked in tandem.



view this property online allenandharris.co.uk/Property/HWT106185



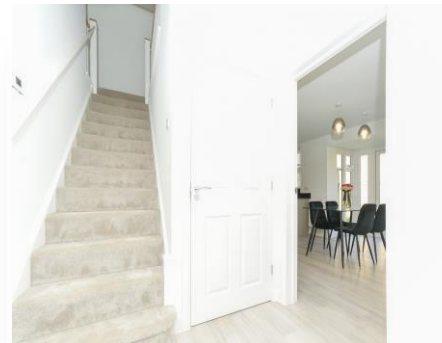
welcome to

Chamberlayne Place, Stanford In The Vale Faringdon

- Stunning Cotswold Stone Detached Family Home
- Four Bedrooms
- Only 6 Months Old
- Two Bathrooms and Cloakroom
- Stunning Upgraded Kitchen/diner

Tenure: Freehold EPC Rating: B
Council Tax Band: Deleted

offers over
£475,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/HWT106185



Property Ref:
HWT106185 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



01793 762407



Highworth@allenandharris.co.uk



40A High Street, HIGHWORTH, Wiltshire, SN6
7AQ



allenandharris.co.uk