

GREEN & CO

£545,000

3 Fry's Meadow

Stanford-in-the-Vale Faringdon SN7 8FN



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Description

Meticulously constructed by Ede Homes to a high specification this generously proportioned three-bedroom detached family home nestles on the exclusive Bow Farm development on the edge of the sought-after village of Stanford-in-the-Vale. Now offered for sale with no onward chain this stone-built property features luxury kitchen and bathrooms, an air-source heat pump with underfloor heating downstairs and radiators upstairs. With oak internal doors throughout, the property has the remainder of a 10-year NHBC from new, Jeld-wen wood windows with double glazing and Indian stone patio. The accommodation is well proportioned throughout and features three double bedrooms with ensuite shower room and dressing area to the master bedroom, family bathroom, living room, large kitchen, utility room, cloakroom and garden room all topped off with an integral garage, driveway parking and pretty gardens with a westerly aspect to the rear.

Location

Stanford-in-the-Vale is a large village approx. 3.5 miles south-east of Faringdon and 5 miles north-west of Wantage, in The Vale of White Horse. Well served by the recently refurbished Horse & Jockey public house, a primary school, pre-school, shops and businesses, as well as numerous clubs and societies, the village also boasts its own community bus service, set up and operated by volunteers, since 1982. With many period properties and superb access to the picturesque Oxfordshire countryside communication links are excellent via the A417 to the A420 for Oxford and





Swindon and the A34, north and south. More comprehensive details with regard to the myriad of facilities on offer can be found at <http://www.stanford-in-the-vale.co.uk>. A plethora of opportunities is provided for country walks and the village has true feel of traditional country life.

Ofcom

For broadband speeds and mobile coverage please visit <https://www.ofcom.org.uk/>, if Rightmove have deleted this link then please click on our attached PDF brochure and click on the link there. If the



subject property is a new build then please refer to the developer's specification.

what3words

[corn.painting.comply](https://www.what3words.com/corn.painting.comply).

Tenure

Freehold.

Utilities

All mains services connected except gas.

33 Market Place, Wantage, Oxon, OX12 8AL t:01235 763562 e:sales@greenand.co.uk

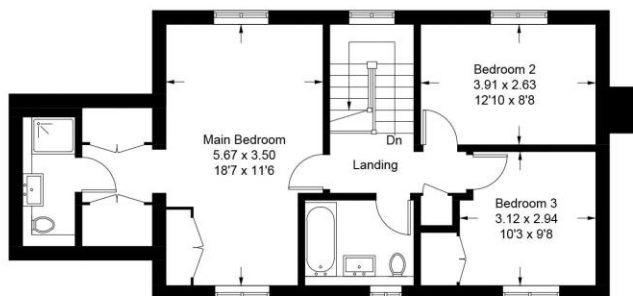




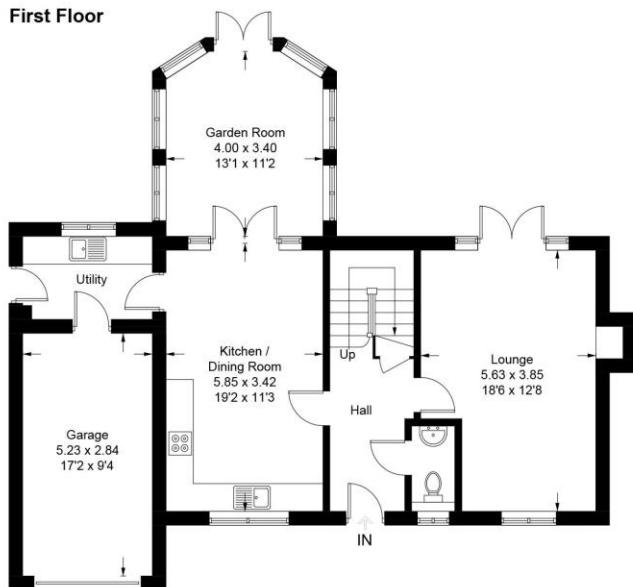
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Approximate Gross Internal Area = 154.3 sq m / 1661 sq ft
(Including Garage)



First Floor



Ground Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
floorplansUsketch.com © (ID1056376)

Estate Service Charge
£263.03 (correct as of March 2024).

Heating Type
Air-source heat pump to underfloor heating downstairs and radiators upstairs.

EER
C.

Council Tax Band
F.



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CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit www.greenand.co.uk/primary-policy-and-notice.