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Description

Truly individual and substantial four-bedroom detached property with a separate one-bedroom annexe above triple garaging. Features include an impressive sitting room with fireplace, dining room, conservatory, utility room, spacious master bedroom with ensuite shower room, three further bedrooms and a family bathroom. The first-floor annexe offers a sitting room, double bedroom and shower room. Mature well stocked front garden with ornamental pond, ample parking can be found to the rear of the property along with both a double and a single garage, workshop and swimming pool. Offered for sale with the added benefit of no onward chain.

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

check <https://what3words.com/>

Tenure

Freehold.

Utilities

All mains services connected but not gas.

Heating Type

Oil-fired central heating to radiators.





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19 Cottage Road, Stanford-in-the-Vale, SN7 8HX

Approximate Gross Internal Area = 191.0 sq m / 2056 sq ft

Outbuilding = 71.1 sq m / 765 sq ft

Total = 262.1 sq m / 2821 sq ft



Lower 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.

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EER

check

<https://www.gov.uk/find-energy-certificate>

Council Tax Band

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Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

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.