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Description

Located in the heart of a popular village, this charming three-bedroom home is perfectly positioned for the highly regarded primary school, village shop, and a range of local amenities. The accommodation is arranged over two floors and offers a versatile layout. The ground floor features a spacious sitting room with a cosy wood-burning stove and doors opening onto the fully enclosed rear garden. A well-equipped kitchen/dining room with fitted appliances, a useful utility room, a family bathroom, and a ground-floor bedroom provide practical and flexible living space. Upstairs, there are two generous double bedrooms, a small room, ideal as a study, and a cloakroom with W.C. The rear garden enjoys a paved patio area, a lawned section, and an impressive garden building with power and light—perfect for a home office, studio, or hobby room. The property also benefits from allocated parking conveniently located next to the house. This delightful village home offers the perfect blend of comfort, practicality, and location.

Location

The pretty village of Stanford-in-the-Vale is a large, popular village approximately three and a half miles south-east of Faringdon and five miles north-west of Wantage, in the picturesque Vale of the White Horse. Well served by local amenities such as, a primary school, pre-school, village public house in The Horse & Jockey, shops and businesses, as well as numerous clubs and societies, the village also sits





on the Thames Travel 67 bus route which links Faringdon to Wantage with further connections beyond. 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 www.stanford-in-the-vale.co.uk.

what3words

w3w.co/hiring.removers.decreased.



Tenure

Freehold.

Ofcom

For broadband speeds and mobile coverage 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.

Utilities

All mains services connected apart from gas.

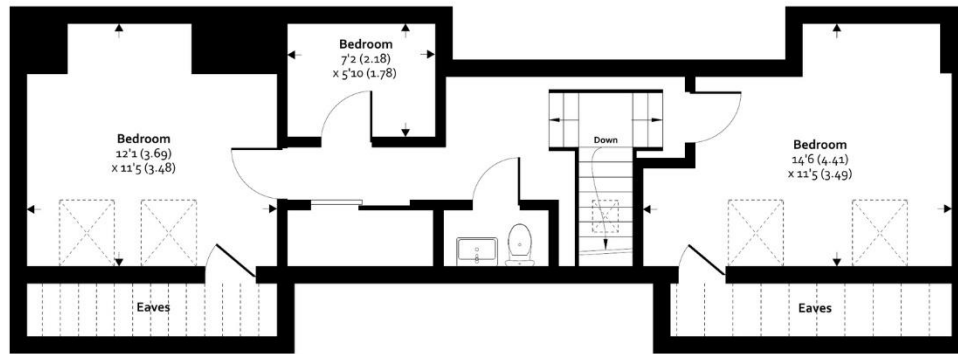




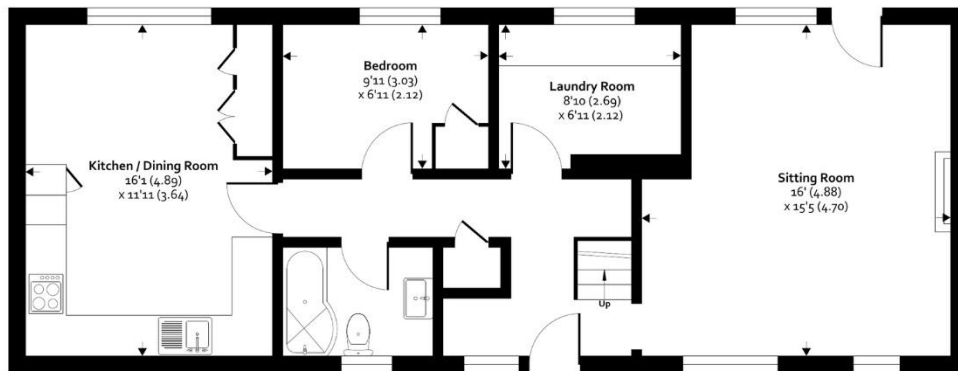
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5 Treadwells, Stanford In The Vale, Faringdon, SN7 8UA

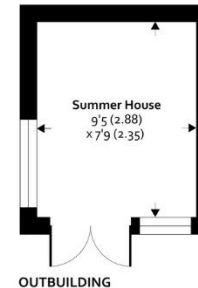
Approximate Area = 1178 sq ft / 109.4 sq m
Including Limited Use Area(s) = 105 sq ft / 9.7 sq m
Outbuilding = 73 sq ft / 6.7 sq m
Total = 1356 sq ft / 125.8 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Green & Co. REF: 1336503

GREEN®

Heating Type

Oil fired central heating to radiators.

EER

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

Council Tax Band

C.

Other Material Information

Timber framed double glazing.

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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.