



Church Green House

Stanford in the Vale, Faringdon, Oxfordshire SN7 8LQ



DOUGLAS & SIMMONS

This handsome detached Victorian house enjoys a delightful location adjacent to the village green in the heart of this popular South Oxfordshire village.



- No onward chain
- Double garage and parking
- Private gardens to 3 sides
- 3 impressive reception rooms, two with open fireplaces
- 4 double bedrooms
- 2 bathrooms
- Kitchen/breakfast room
- Walk in pantry, boot room and WC
- Grand entrance hall
- Excellent central village with a good range of amenities, good fast route access to Oxford, Swindon and the M4,

LOCATION

Stanford in the Vale is an appealing and thriving downland village in the arresting Vale of White Horse forming part of South Oxfordshire, famous for its ancient prehistoric chalk horse on the Downs where, it is also believed, St George slayed the dragon. Situated midway between market towns Wantage 6 miles and Faringdon 5 miles, easily accessible from the A417, the village itself caters for day-to-day needs with a modern supermarket, post office, popular primary school and pre-school, village hall and a traditional public house. Both Wantage and Faringdon offer a further comprehensive range of shopping, leisure and recreational facilities as well as a variety of regular markets and in addition there is a pleasing variety of restaurants and gastro pubs within the surrounding area. The city of Oxford 16 miles and the commercial centre of Swindon 15 miles are easily accessed via the A420, and Oxford and Didcot 17 miles have mainline train services to London (Paddington) in under 1 hour. There is an excellent selection of education within the locality including the excellent village primary school, well regarded secondary schools at Wantage and Faringdon, in addition to the excellent Abingdon and Oxford schools.





THE PROPERTY

This handsome detached Victorian house enjoys a delightful location adjacent to the village green in the heart of this popular South Oxfordshire village.

Affording a wealth of character throughout with many features commensurate with the Victorian era, this beautifully presented and well proportioned home offers spacious and versatile accommodation over three floors.

To the ground floor there are three impressive reception rooms, two of which have open fireplaces, with further ground floor accommodation including a good sized kitchen/breakfast room, delightful garden room, separate study/snug, as well as the all essential boot room, large walk-in pantry and a WC.

Church Green House is also complimented by a grand and welcoming entrance hall.

The first and second floor provide four well proportioned double bedrooms and two bathrooms.

Situated just off the village green the property enjoys delightful vistas in all directions, and boasts well maintained private gardens to three sides of the property, predominantly to the rear c.64' x 52', and also to the side c 40' x 30' tapering to a point. To the other side of the property there is a large double garage with parking to the front, which is enclosed by double gates.

A rare gem to the market offered for sale with the benefit of no ongoing chain.

DISTANCES (All distances are approximate)

Wantage 6 miles (A417)

Faringdon 4.6 miles (A417)

Witney 14 miles (A415)

Didcot Parkway 15 miles A417 (London Paddington c.40 mins)

Oxford 16 miles (A420 or A34)

M4 13.9 miles (Chieveley J13, via A34 Chilton)

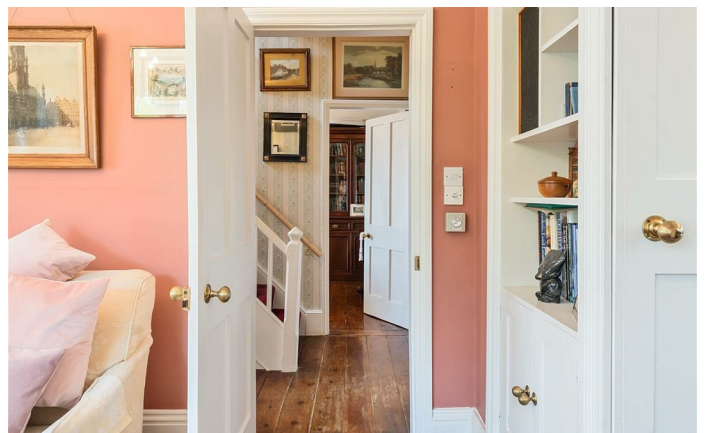
Swindon 16 miles (A420)

Newbury 23 miles (A417, A34)

Reading 31 miles (M4)

Bath 52 miles (M4)







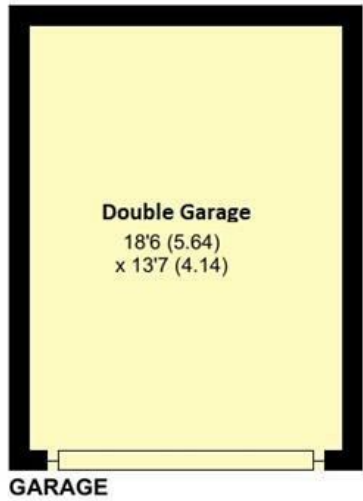
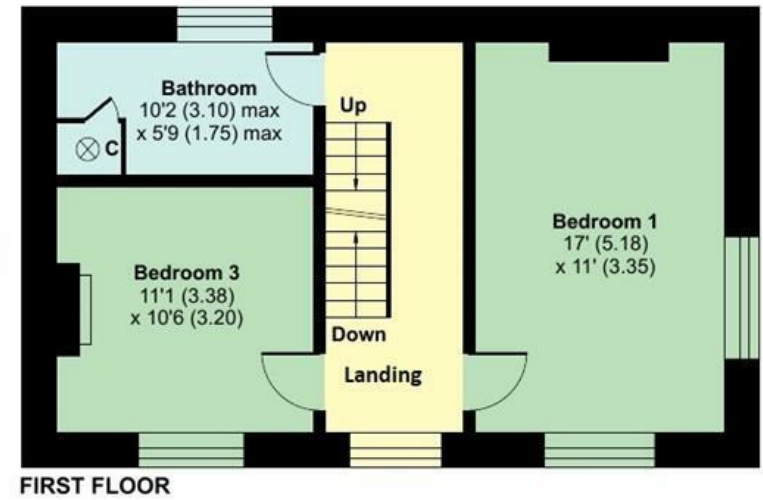
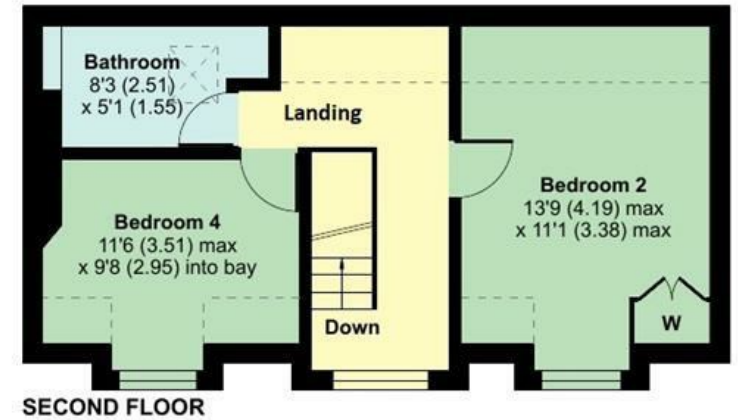
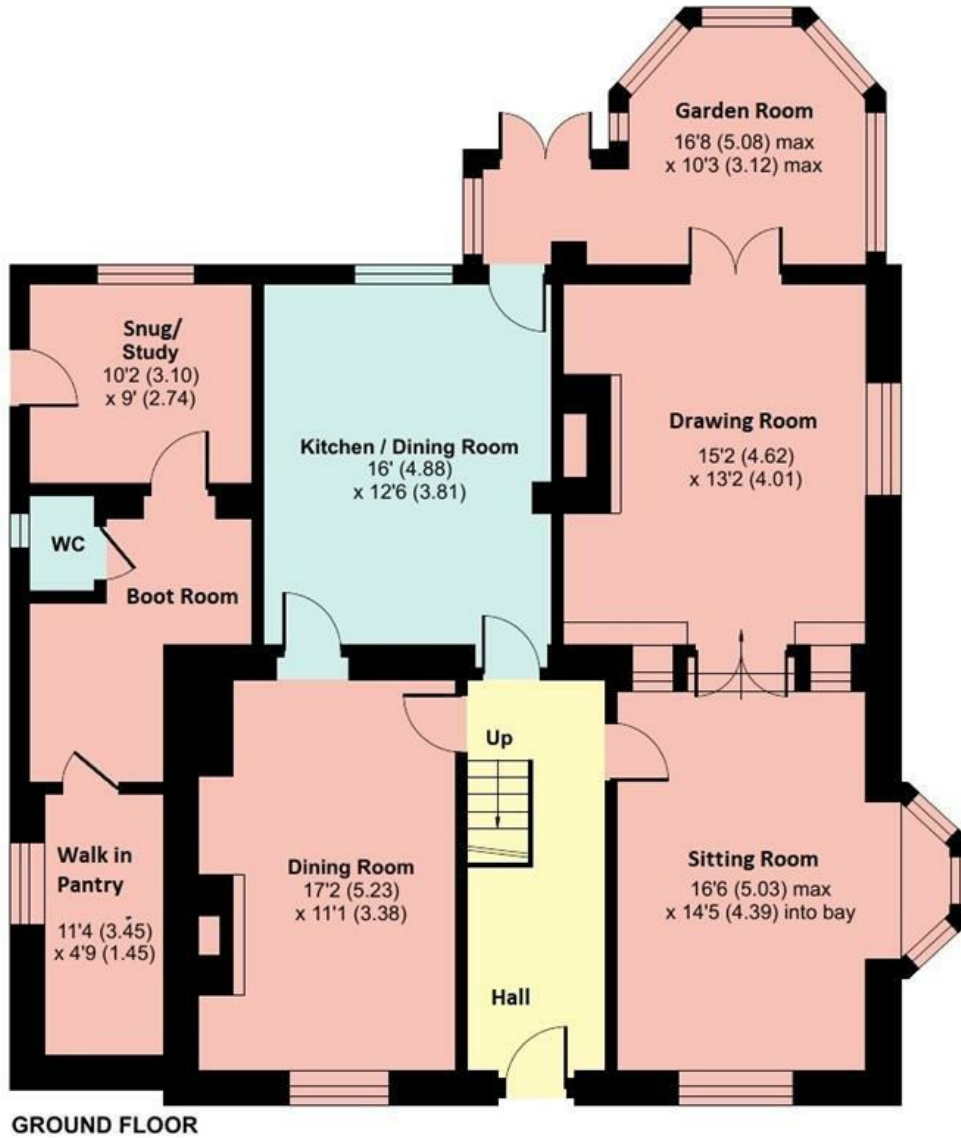
Church Green, Stanford In The Vale, Faringdon, SN7 8LQ

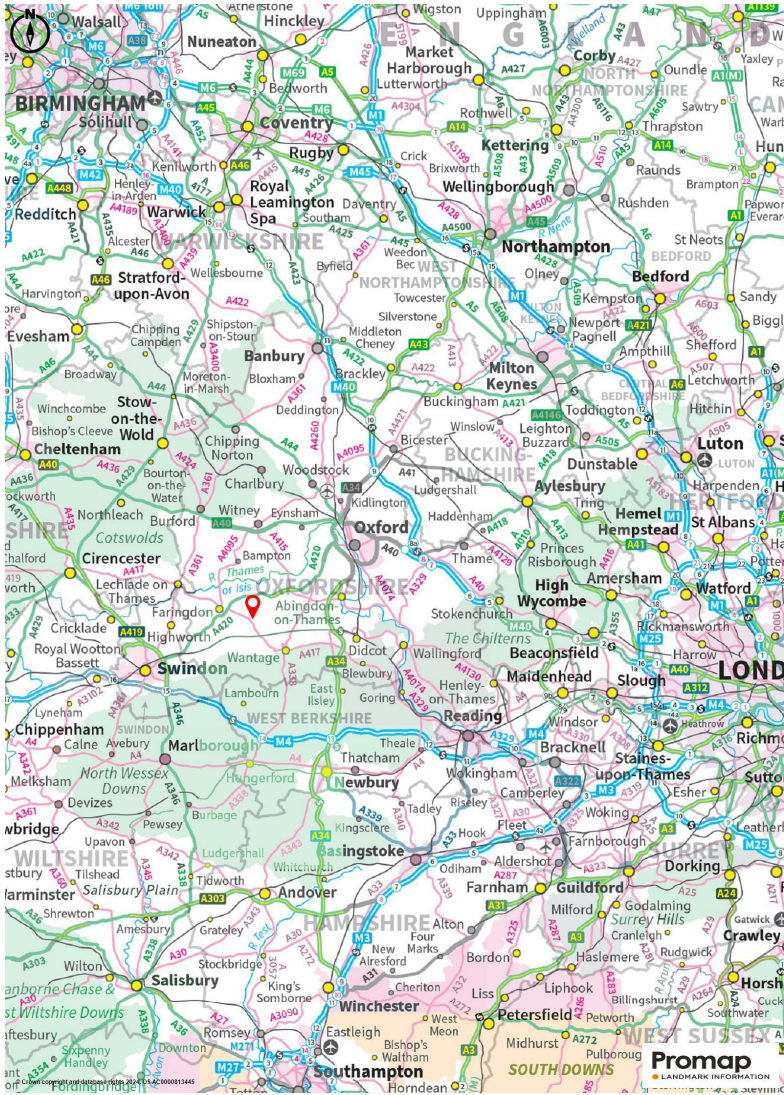


Approximate Area = 2230 sq ft / 207.1 sq m
 Limited Use Area(s) = 70 sq ft / 6.5 sq m
 Garage = 253 sq ft / 23.5 sq m
 Total = 2553 sq ft / 237.1 sq m

For identification only - Not to scale

Denotes restricted head height





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower rating code		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher rating code		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

DIRECTIONS to SN7 8LQ

what3words:///pursе.clearing.finally
Sat Nav to SN7 8LQ

COUNCIL TAX

Band G Year £3,791.09 2024/2025
Vale of White Horse District Council

SERVICES

- Mains water, drainage & electricity connected.
- Oil fired central heating
- Fibre broadband within the village

CONTACT

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VIEWINGS

Viewings strictly by prior appointment with the sole selling agents Douglas and Simmons, open 6 days a week for viewings.

CHURCH GREEN HOUSE <https://nichecom.s3.eu-west-1.amazonaws.com/cat1000/2024/04/15/661cf91cd4bc6-1111417.mp4>

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