



DOUGLAS & SIMMONS

18, Horsecroft, Stanford In The Vale

Faringdon, Oxfordshire

18 Horsecroft, Stanford In The Vale, Faringdon, Oxfordshire, SN7 8LL

Guide Price £275,000 Freehold

A fantastic opportunity to acquire an extended three bedroom character cottage in this pretty no through lane within a popular South Oxfordshire village boasting a good range of amenities, in need of some modernisation and updating.

- No onward chain • Character cottage • In need of modernisation • Superb village with a good range of amenities • Gardens to the front and rear • Garage • Quiet no through lane location • 3 bedrooms • Sitting/dining room with open fire • Kitchen, utility and shower room



LOCATION

Stanford in the Vale is an appealing and thriving downland village in the arresting Vale of the White Horse forming part of West Oxfordshire, famous for its ancient prehistoric chalk horse on the North Wessex Downs where, it is also believed, St George slayed the dragon. Situated midway between the market towns of Wantage (6 miles) and Faringdon (5 miles), easily accessible from the A417, the village itself caters for day-to-day needs with a gastro pub, church, Co-op supermarket, post office, excellent primary school, pre-school and village hall. 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. Oxford and Didcot (17 miles) have mainline train services to London (Paddington) in under 1 hour. There is an excellent selection of both state and private education within the locality with comprehensive schools at Wantage and Faringdon. Heathrow (64 miles), Bristol (62 Miles) and Birmingham Airports (74 miles) are each around 1 1/2 hours away. Outdoor pursuits locally include golf courses at Frilford Heath and Carswell, near Faringdon, and equestrian centres at neighbouring villages of Baulking and Goosey.

DESCRIPTION

A fantastic opportunity to acquire an extended three bedroom character cottage in this pretty no through lane within a popular South Oxfordshire village boasting a good range of amenities. The property has remained in the same family for over 50 years and is in need of some modernisation and updating, where it undoubtedly provides an excellent and rare opportunity for a buyer to bespoke the property to their own specification. Offered to the market with no onward chain.

The main door opens to the extended part of the property at the rear, which provides an entrance hall, utility room and shower room, leading on through to a kitchen (in need of refitting), which in turn leads through to a spacious sitting/dining room with an open fireplace. To one end of this room are French doors opening out to a pretty garden to the front aspect c.36' x 15', facing due south, currently laid to rambling cottage garden plants and a small pond. The front aspect of the cottage footprint on the ground floor has also been extended slightly, we believe of non standard construction.

There are two doubles and one single bedroom on the first floor. The principal bedroom faces due south and has views over the village towards the church in the distance. The loft is partially boarded with a loft ladder.

Outside, to the rear there is also a courtyard garden c.27' x 25'8 and covered area wrapping around the adjacent cottage, which in turn leads out to the detached single garage and small drive accessed from the quiet village lane. The garage could be improved or indeed removed, to create additional parking. The garage is of non-standard construction (concrete sections). EER-E.

SERVICES

Mains drainage, electricity and water connected. Electric heating (not tested as working). There is no mains gas to the property.

FLOOR AREA

1036.00 sq ft

Vale of White Horse District Council

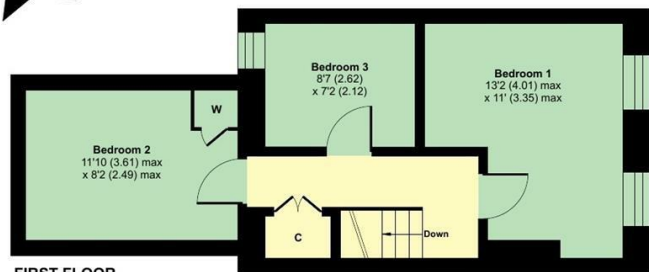
COUNCIL TAX BAND C



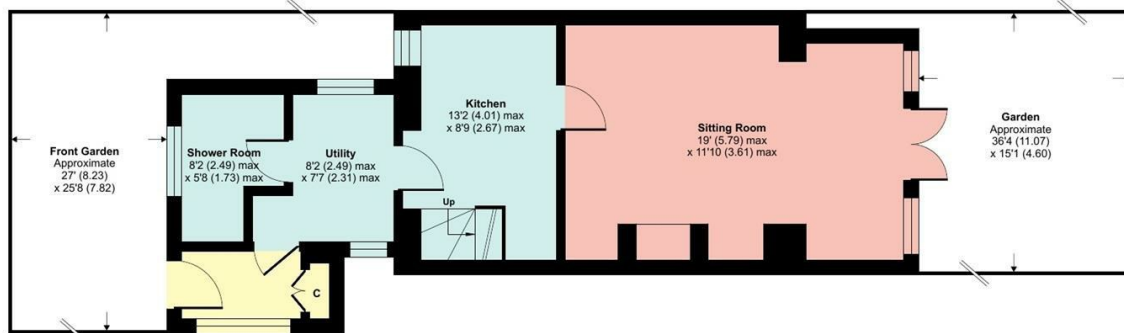
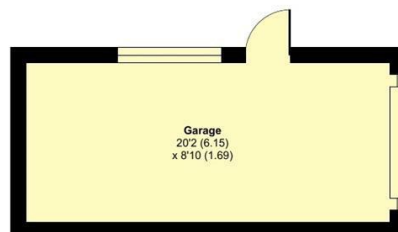
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Approximate Area = 1036 sq ft / 96.2 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Douglas and Simmons Ltd. REF: 990486

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS TO SN7 8LL

SatNav to SN7 8LL as indicated by our D&S For Sale board.
What3words: ///cupboards.placidly.unionists

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
Douglas and Simmons



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