



DOUGLAS & SIMMONS



31b, Cottage Road, Stanford In The Vale
, Oxfordshire

31b Cottage Road, Stanford In The Vale, Oxfordshire, SN7 8HX

Guide Price £280,000 Freehold

This 2021 build two bedroom end-terrace property located in this sought after village with views over open fields to the front.

- Desired village location • Well-appointed kitchen • 2 Double bedrooms • off-road parking • Spacious living room • Good Village amenities • Private Rear Garden • End of terrace • 2 solar panels • A rated EPC



LOCATION

Stanford in the Vale is an appealing and thriving downland village in the arresting Vale of 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 including Radley College, Abingdon School, St Helen & St Katharine and The Manor Prep, Cokethorpe, St Hugh's, Ferndale Prep, and St Edward's, and the well regarded 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 Goosey and Gainfield.

DESCRIPTION

This 2021 build two bedroom end-terrace property located in this sought after village with views over open fields to the front.

Constructed to a good specification, with 2 solar panels and an A rated EPC, this light and airy property comprises entrance porch, a well-appointed kitchen with a good range of wall and floor units, built in oven, hob and extractor fan, a cloakroom and utility leading out onto the rear garden. The property is further complemented with a spacious sitting room, 2 good sized first floor bedrooms in addition to a well-appointed family bathroom with bath and over head shower. Externally, to the rear the property offers an enclosed landscaped garden with access to the side, with off road parking to the front for one vehicle

SERVICES

All mains services connected except gas
EER-A

FLOOR AREA

614.00 sq ft

Vale of White Horse District Council

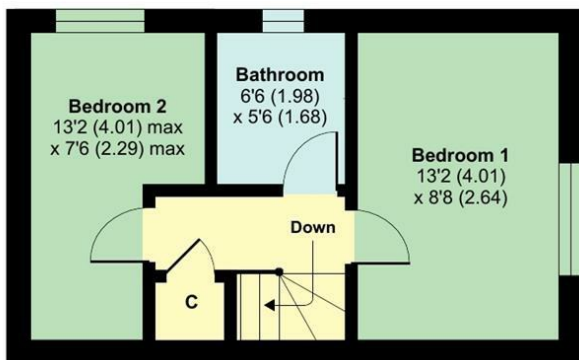
COUNCIL TAX BAND C



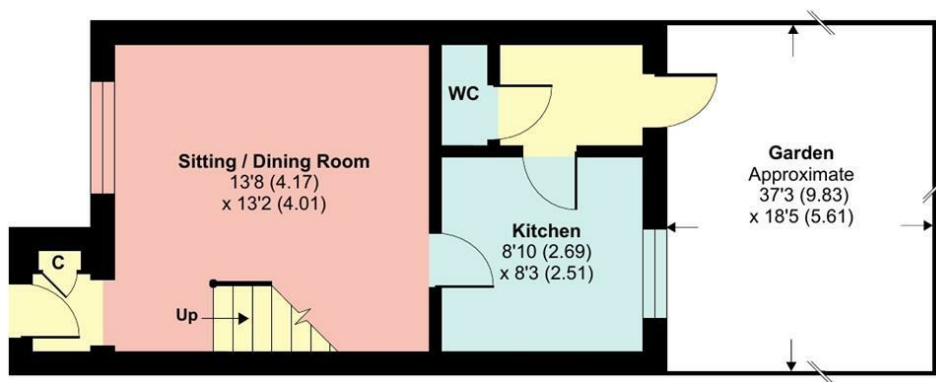
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Approximate Area = 614 sq ft / 57 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	96	98
(92 plus) A		
(81-91) B		
(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 8HX

what3words:///early.reply.shortens As identified by our D&S 'For Sale' board

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice

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2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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5. All measurements are approximate.

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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