



DOUGLAS & SIMMONS



8, Ock Meadow,
Stanford In The Vale, Oxfordshire

8 Ock Meadow, Stanford In The Vale, Oxfordshire, SN7 8LN

Guide Price £750,000 Freehold

This stunning and highly improved 5 bed property is offered to the market with no onward chain placed in a highly sought after downland village.

- 5 bedrooms (4 doubles) • Improved kitchen/diner/family room • Spacious living area • Off-road parking for 2 cars • In sought after village • No onward chain • Separate utility • Double Garage • Downstairs WC • Spacious family home



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

Constructed by Messrs Berkeley Homes in the select close of exclusive properties situated in a quiet back water of this sought after down land village. The current owners have massively improved the property by refitting the kitchen to a very high standard. Including creating a stunning open plan kitchen, diner, family space, which is the focal point of this very spacious family home. Further improvements include refitting both the family bathroom and the en-suite to the master bedroom to a very high specification. The ground floor accommodation also benefits from a triple aspect sitting room with an open fireplace, a very spacious entrance hall as well as a snug/study and separate utility.

To the first floor there are five bedrooms including the spacious master bedroom, 3 further double bedrooms as well as a fifth bedroom/office. Outside the property benefits from a good sized 56'x50' rear garden as well as a garden to the front and a detached double garage to the side providing parking. The property is offered for sale with the benefit of no ongoing chain.

EER-C

Services
Oil heating
Mains connected except gas

FLOOR AREA

2340.00 sq ft

Vale of White Horse District Council

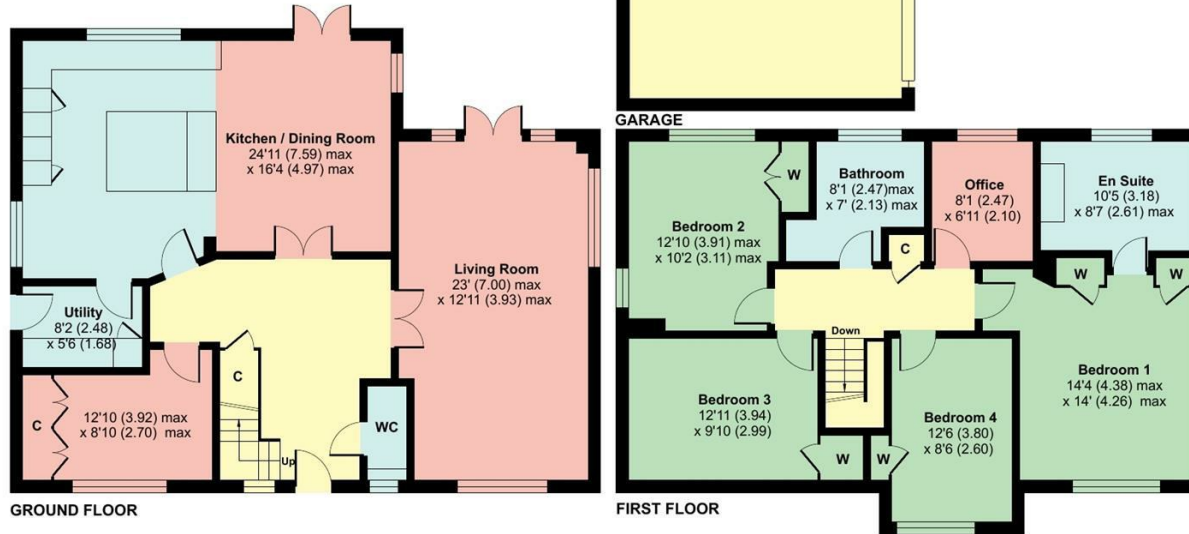
COUNCIL TAX BAND G



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Approximate Area = 1956 sq ft / 181.7 sq m
 Garage = 384 sq ft / 35.6 sq m
 Total = 2340 sq ft / 217.3 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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			
		74	80
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 8LN

what3words:///surgical.tall.laugh

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Douglas and Simmons Ltd. REF: 1195118

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Viewing strictly by appointment with the agents
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