

5 High Street

Stanford In The Vale, Faringdon, Oxfordshire, SN7 8LH



DOUGLAS & SIMMONS

This charming, understated period house affords a wealth of character features throughout, situated on a good sized plot with a rear garden of c.100' x 60' max with no ongoing chain.



• No onward chain • Rear garden of c.100' x 60' • 4 double bedrooms • Master with an ensuite • Family bathroom • Off road parking • Sought after village • 3 reception rooms • Wood burner • Downstairs WC

LOCATION

Stanford in the Vale is an appealing and thriving downland village in the arresting Vale of White Horse named for its ancient prehistoric chalk horse on the North Wessex Downs where, according to legend, 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 well-stocked Co-op supermarket incorporating a post office, a hairdressers and a vets.

The village's social life is supported by the community café, the local pub, the village hall and church. Both Wantage and Faringdon, with a bus service from the village, offer a comprehensive range of shopping, leisure and recreational facilities as well as a variety of regular markets. In addition, there is a pleasing variety of renowned restaurants and gastro pubs within the surrounding area.

The city of Oxford (16 miles) and the commercial centre of Swindon (15 miles) can be accessed via the A420 by car and bus service. Oxford and Didcot (17 miles) have mainline train services to London (Paddington) in under an hour. There is an impressive selection of both state and private education within the locality, with an excellent primary school and pre-school in the village itself and the well-regarded comprehensive schools at Wantage and Faringdon. Outdoor pursuits locally include golf courses at Frilford Heath and Carswell, near Faringdon, and equestrian centres at neighbouring Goosey and Gainfield.





THE PROPERTY

This charming period house is believed to date back to the 18th century, possibly earlier, likely built as part of the adjoining Orchard House estate. Constructed of stone and extended over the subsequent centuries, behind its deceptively modest frontage the house offers a substantial living space and a wealth of character features with exposed timbers and fireplaces throughout, on a plot approaching a quarter of an acre including an expansive rear garden. There is no ongoing chain.

The entrance lobby opens up to an impressive full-height dining hall with wooden flooring and fireplace. A sitting room, with a log burner by the home's original bread oven, and a drawing room with a further fireplace complete the principal reception rooms. The dining hall also leads to a large kitchen with breakfast area and larder, with a utility and downstairs WC beyond.

On the first floor there are four good sized bedrooms - all doubles, one with an ensuite shower room, as well as a family bathroom.

The property benefits from a number of adjoining outbuildings that provide excellent potential for additional accommodation, annexe, home office or stabling. There is also a garage with gated access from the adjoining lane and additional hard standing.

A sheltered, stone-paved patio area outside the kitchen leads to a mature and private rear garden c. 100' x 60' max, with lawn, flower beds and vegetable plot.

Oil fired central heating.
All mains services connected except gas.

**VALE OF WHITE HORSE DISTRICT COUNCIL
TAX BAND G**







High Street, Stanford In The Vale, Faringdon, SN7

Approximate Area = 2144 sq ft / 199.1 sq m

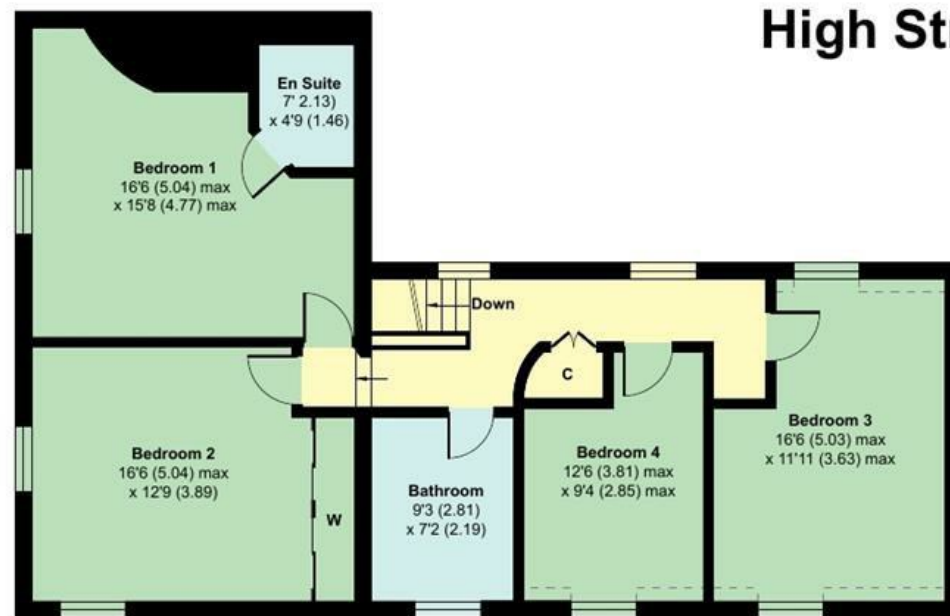
Limited Use Area(s) = 14 sq ft / 1.3 sq m

Garage = 138 sq ft / 12.8 sq m

Outbuilding = 453 sq ft / 42 sq m

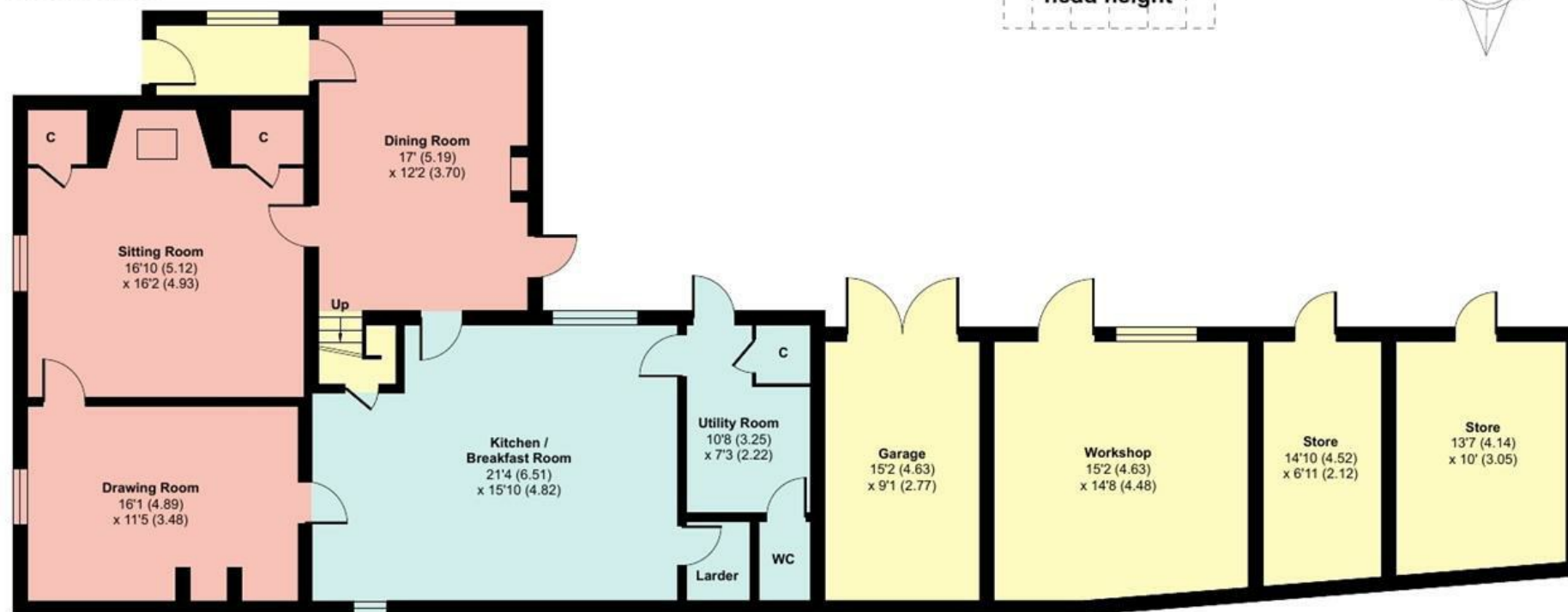
Total = 2749 sq ft / 255.2 sq m

For identification only - Not to scale

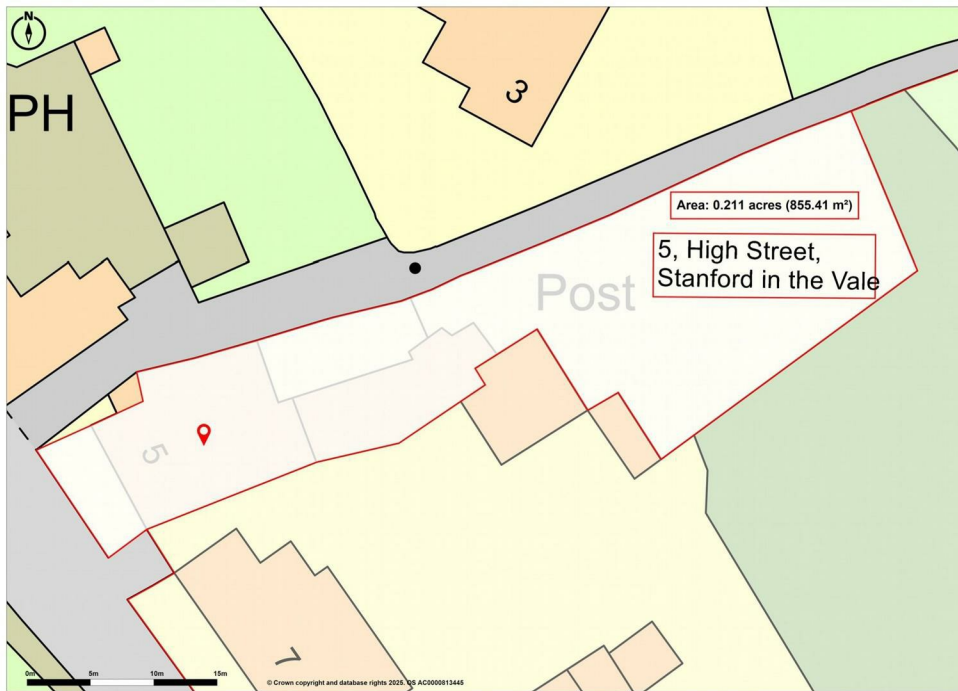


FIRST FLOOR

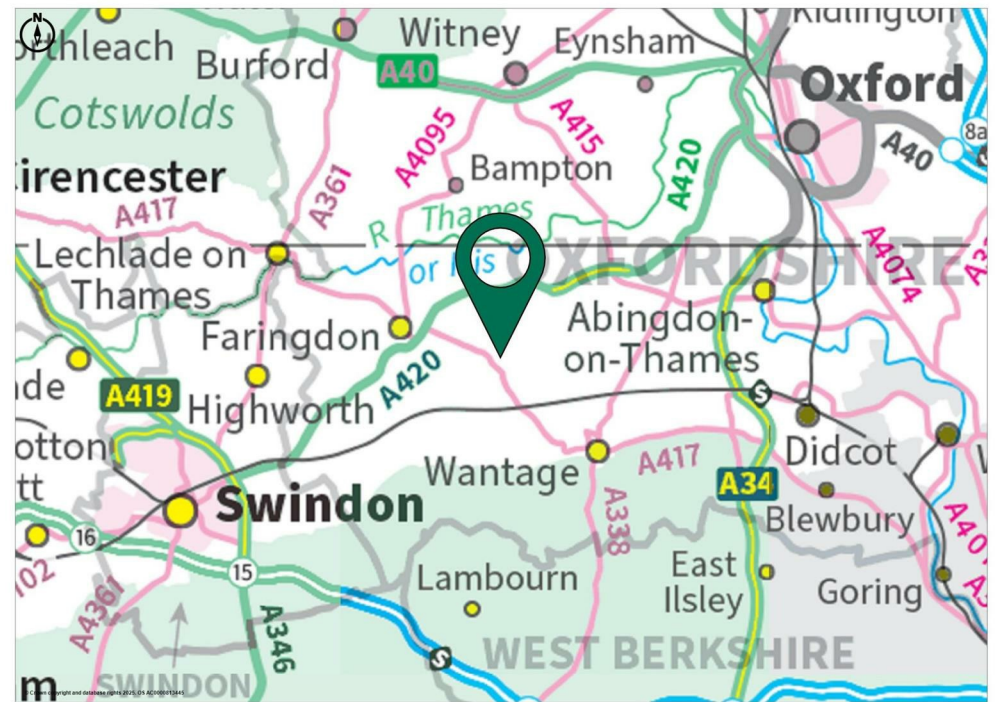
Denotes restricted
head height



GROUND FLOOR



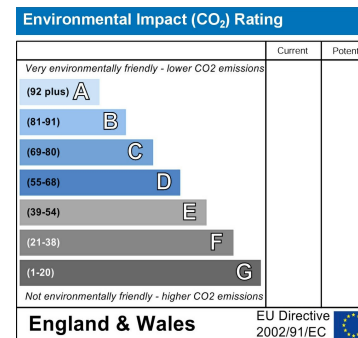
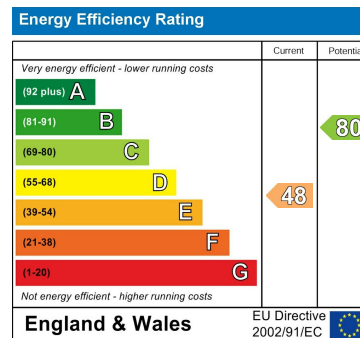
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DIRECTIONS TO SN7 8HL

Leave Wantage Market Place via Mill Street, proceed over the double-mini roundabout onto the A417 Challow/Faringdon Road. Continue along this road for passing through the village of East Challow before coming to Stanford in the Vale. Upon entering the village turn right onto High Street and follow the road pass the shop and primary school. Following the road left around the corner the property will be found on the right hand side as identified by our D&S For Sale board.



Viewings strictly by prior appointment with the sole agents Douglas & Simmons

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