



## 8 Penstones Court, Stanford in the vale SN7 8SW

A spacious, two-bedroom, mid-terrace cottage with conservatory, overlooking beautiful courtyard gardens and within walking distance of local shops.

**Entrance Hall**

**Cloak Room**

**Sitting Room**

**Dining Room**

**Conservatory**

**Kitchen**

**Two Double  
Bedrooms**

**Bathroom**

**Garage**

**Patio Garden**

**150year lease from  
1993**

**No Ground Rent**

**55+ Age Covenant**

## The Property

8 Penstones Court is a spacious two-bedroom cottage with conservatory overlooking Courtyard gardens.

Off the entrance hall is a cloakroom with WC and basin. A glazed door leads to the sitting room, which has a feature fireplace. From the sitting room there are double doors through to the dining room and conservatory, which has access to the private patio garden.

The kitchen has a range of fitted units and an electric double oven and hob. There is also a partial glazed door with access to the patio garden.

Upstairs there are two double bedrooms, both with double wardrobes and a main bathroom with a walk-in shower.

There is electric storage heating and double glazing throughout and a partially boarded loft, accessed via a folding ladder, provides useful extra storage.

A single garage, with light and power, is located in a block nearby.

**Guide Price: £340,000 (Leasehold)**

## Directions to Penstones Court

From the A420 take the A417 south of Faringdon towards Wantage and after about three miles turn left signposted Stanford in the Vale. Continue along the High Street past Anvil Court on your right and then Spencers Close followed by St Denys Close on your left.

In a short distance Marlborough Lane will be seen on your right. Turn right and the entrance to Penstones Court will be ahead of you.

**Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.**

**For viewings please call the Estate Manager on 01367 710139 / 07384 112620 (Mon-Fri 9am-5pm)**



Sitting Room



Dining Room



Kitchen



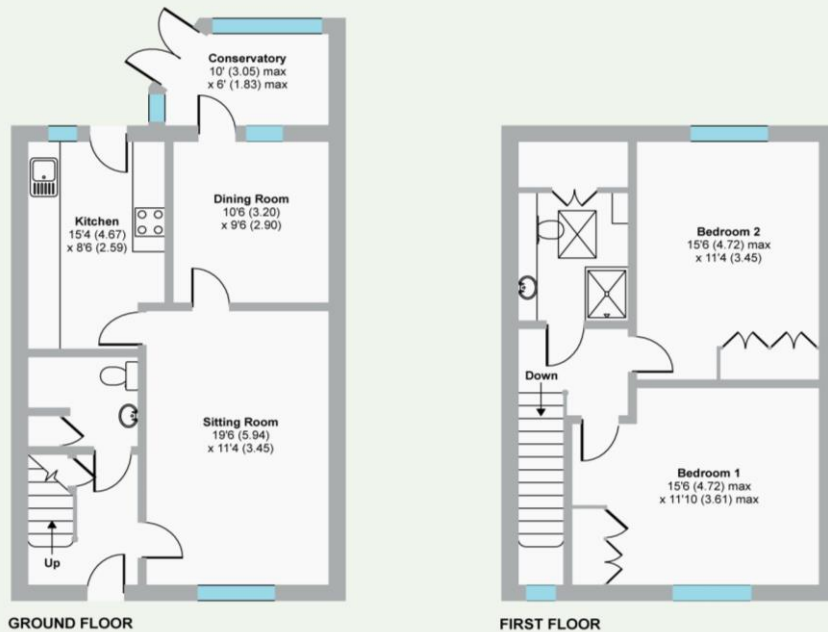
Bedroom 1



Bedroom 2



Bathroom



Courtyard gardens with meadows beyond

**Approximate Gross Internals: 106.1 m<sup>2</sup> / 1142 ft<sup>2</sup> Service Charge: £ 7452 pa Energy Performance Rating: D (65) Council Tax Band: G**

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

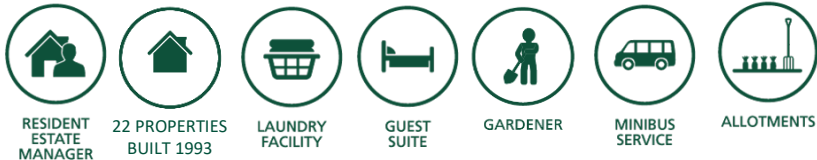
## Penstones Court

The properties of Penstones Court, set in the former farmyard of Penstones Farm, are built from local stone and finished with clay-tile roofs, integrating beautifully with the traditional local architecture. The two and three-bedroom cottages, some with additional features such as sun rooms or conservatories, are arranged around an attractive garden courtyard. The grounds are quite exceptional with a large paddock, a big natural pond, a croquet lawn and an allotment area for keen gardeners, and the estate offers unbroken views over the Vale of the White Horse.

Stanford-in-the-Vale is a lively village that, in medieval days, rivalled nearby Abingdon for its market place, and it remains a thriving community with many active clubs and societies, as well as a hairdresser, post office, newsagent and supermarket all within a few minutes' walk. The Vale of the White Horse takes its name from the Bronze-Age figure carved into the hill above Uffington, five miles away. White Horse Hill, now maintained by the National Trust, is a wonderful place to walk with commanding views over six counties. The estate is also only a short drive away from the 670 square miles of beautiful countryside in the North Wessex Downs Area of Outstanding Natural Beauty.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

## Services and Amenities at a Glance



View of Penstones Court



Church of St Denis



Faringdon Folly



White Horse Uffington

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PROPERTY

RETIREMENT IS OPTIONAL

Cognatum Estates is a not-for-profit company, limited by guarantee, which provides management services exclusively for its private estates. All Cognatum properties are sold on long leases with no ground rents and no restrictions on owning a property, except that one resident must meet the minimum age covenant for the development.

