



20 Penstones Court, Stanford in the Vale, SN7 8SW

A spacious, three-bedroom, cottage overlooking beautiful courtyard gardens and within walking distance of local shops.

The Property

20 Penstones Court is a beautifully presented light and airy, three bedroom cottage set in an exclusive over 55's complex with stunning communal gardens and features extensive uninterrupted views southwards over fields to the historic Ridgeway.

On entering the property there is a generous hallway with a door leading into the downstairs shower room. A door also leads into the spacious sitting room which has a Dimplex Danville Optimyst feature fireplace and double doors which lead through to the dining room and in turn into the conservatory, with access leading out onto the patio garden and views of the communal gardens. The light and bright kitchen has a range of units with a Neff induction hob, Neff double oven and Neff cooker hood. There is a freestanding fridge/freezer and dishwasher included within the sale. Direct access onto the patio garden also leads from the kitchen. Upstairs are three double bedrooms two of which have built in wardrobes. There is also a very spacious family bathroom comprising a white suite and a good airing cupboard. The property has electric sunflow, programmable radiators and lockable double glazing throughout,

a loft can be accessed via a folding ladder from the landing, which provides useful extra storage. The property also has a good personal and fire alarm system throughout.

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

Guide Price: £425,000 (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 112 620 (Mon-Fri 9am-5pm)

- Entrance Hall
- Downstairs Shower Room
- Sitting Room
- Dining Room
- Kitchen
- Conservatory
- Three Double Bedrooms
- Bathroom
- Garage
- Patio Garden
- 150 year lease from 1993
- No Ground Rent
- 55+ Age Covenant



Sitting Room



Dining Room



Kitchen



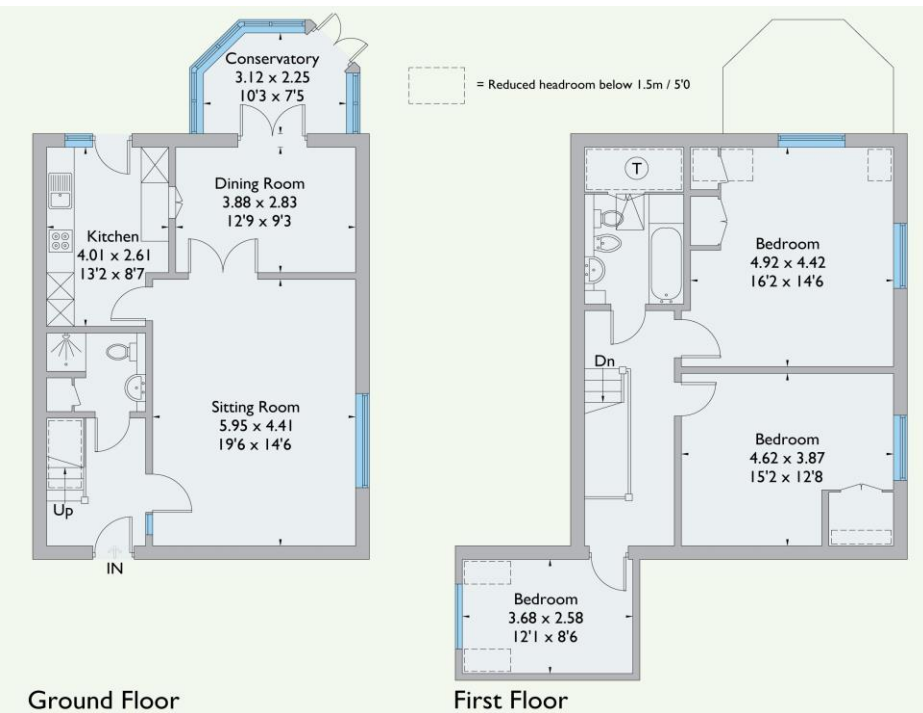
Bedroom 1



Bedroom 2



Bathroom



Ground Floor

First Floor



Rear Garden

Approximate Gross Internals: 136.5m² / 1469 ft² Service Charge: £7,452pa

Energy Performance Rating: D

Council Tax Band: G

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, a mini bus service run by residents is also located on site 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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