

GREEN & CO



£350,000 30 High Street , Stanford In The Vale, Oxfordshire, SN7 8NQ, UK

Freehold



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£350,000 High Street, Stanford in the Vale

Council Tax Band F

Situated in the heart of this popular village, this characterful period cottage has been in the same family for many years and now presents an exciting opportunity for a new owner to make their mark. Requiring comprehensive renovation throughout, the property offers significant scope to reconfigure, restore and extend, subject to the appropriate permissions. Sitting in front of mature, well-established gardens, the ground floor currently comprises three versatile reception rooms arranged around a central kitchen, all retaining original charm and providing excellent potential for redesign to suit contemporary living. Upstairs, the accommodation is completed with three bedrooms and two "bathrooms". Offered to the market with no onward chain, the property also benefits from access to a garage and allocated parking across the road, which is an uncommon advantage for homes of this nature. Overall, this is a rare chance to acquire a well-located period property ideal for buyers looking to put their own mark on their new home.

what3words. [w3w.co/gain.saturate.disengage](https://www.what3words.com/gain/saturate/disengage).

Utilities. All mains services are connected except for gas.

Heating Type. Partially oil-fired to radiators from the Aga alongside two wood burners.

Location. The pretty village of Stanford-in-the-Vale is a large, popular village approximately three and a half miles south-east of Faringdon and five miles north-west of Wantage, in the picturesque Vale of the White Horse. Well served by local amenities such as, a primary school, pre-school, village public house in The Horse & Jockey, shops and businesses, as well as numerous clubs and societies, the village also sits on the Thames Travel 67 bus route which links Faringdon to Wantage with further connections



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beyond. With many period properties and superb access to the picturesque Oxfordshire countryside communication links are excellent via the A417 to the A420 for Oxford and Swindon and the A34, north and south. More comprehensive details with regard to the myriad of facilities on offer can be found at www.stanford-in-the-vale.co.uk.

Other Material Information. There was some surface water ingress to the north easterly reception room in the floods of 2007. The road drains outside the property have since been cleared, and there has been no recurrence. For further information, visit: <https://www.gov.uk/check-long-term-flood-risk>. The property contains some single-glazed, timber-framed windows.

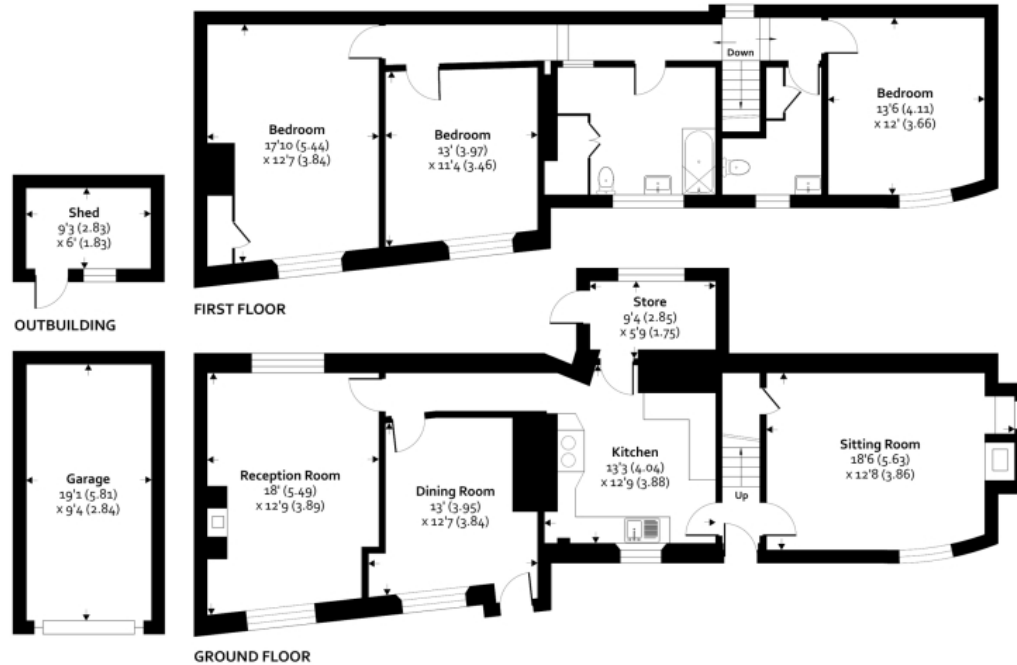




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Approximate Area = 1753 sq ft / 162.8 sq m
 Garage = 178 sq ft / 16.5 sq m
 Outbuilding = 56 sq ft / 5.2 sq m
 Total = 1987 sq ft / 184.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richecom 2026. Produced for Green & Co. REF: 1440733



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>.

SDLT. For Stamp Duty Land Tax calculations, visit <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Flood Risk. To check the long term flood risk for this property, visit <https://www.gov.uk/check-long-term-flood-risk>.

Planning. To see any planning applications that may affect this property, visit <https://www.gov.uk/search-register-planning-decisions>.

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