



GREEN &
CO

£575,000 Nursery House Nursery End, Stanford In The Vale, SN7 8PH, UK

Freehold



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£575,000 Nursery End, Stanford In The Vale

Council Tax Band F

Boasting over 1,900 square feet, including a garage, and tucked away along a tree-lined driveway, this exceptional four-bedroom detached home offers a rare blend of traditional charm and modern living. Built by the award-winning David Wilson Homes, the property forms part of an exclusive development known for its elegant design and high-quality finish and is available with no onward chain. Presented in excellent condition, the spacious layout includes a well-appointed kitchen/breakfast room, two additional reception rooms and a purpose-built study, perfect for flexible family living, and four generously sized bedrooms. The principal bedroom benefits from its own ensuite, while the west-facing rear garden provides a private, sunlit retreat. Further features include a garage, off-road parking, and a welcoming village setting surrounded by stunning countryside. This is a fantastic opportunity to enjoy contemporary comfort in a peaceful, semi-rural location.

what3words. [w3w.co/salt.watches.pacemaker](https://www.what3words.com/salt.watches.pacemaker).

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>. If Rightmove has deleted this link, please click on the attached PDF brochure and follow the link provided there.

Utilities. All mains services are connected.

Heating Type. Gas-fired central heating to radiators.

Location. Stanford in the Vale is a large village approx. 3.5 miles south-east of Faringdon and 5 miles north-west of Wantage, in The Vale of White Horse. Well served by the recently refurbished Horse & Jockey public house, a primary school, pre-school,



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shops and businesses, as well as numerous clubs and societies, the village also boasts its own community bus service, set up and operated by volunteers, since 1982. 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 <http://www.stanford-in-the-vale.co.uk>. A plethora of opportunities is provided for country walks and the village has true feel of traditional country life.





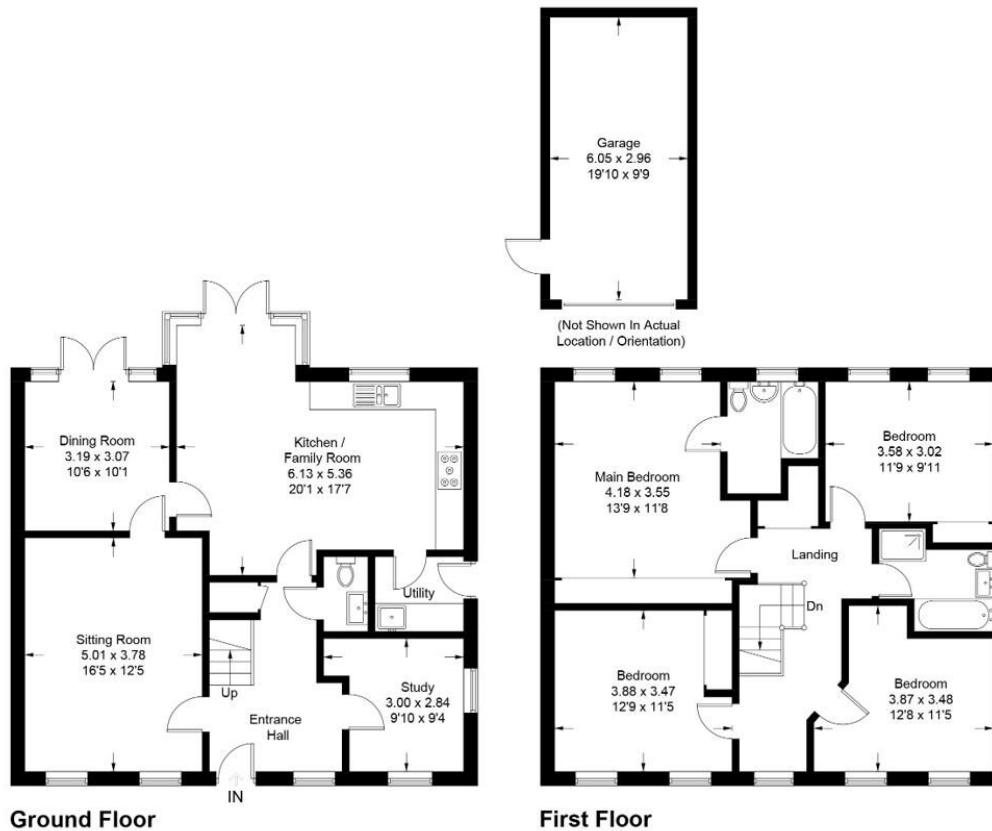
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Approximate Gross Internal Area = 160.7 sq m / 1730 sq ft

Garage = 17.8 sq m / 191 sq ft

Total = 178.5 sq m / 1921 sq ft



Ground Floor

First Floor

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 floorplansUsketch.com © (ID1043766)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 92 A |
| 81-91 | B | 85 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

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