



DOUGLAS & SIMMONS



7, Marlborough Lane, Stanford in the Vale  
Faringdon, Oxfordshire

## 7 Marlborough Lane, Stanford in the Vale, Faringdon, Oxfordshire, SN7 8NH

Guide Price £500,000 Freehold

This extremely spacious and charming semi detached cottage c.2063 sq ft has been considerably extended and improved over the years to provide extremely generous and versatile accommodation over 3 floors. Solar panels, air source heat-pump.

- Spacious 3 floor accommodation
- 4 good sized bedrooms
- En suite bathroom for master bedroom
- Recently upgraded kitchen
- Sought after location of Stanford in the Vale
- Double length integral garage
- Versatile loft conversion



### LOCATION

Stanford in the Vale is an appealing and thriving downland village in the arresting Vale of White Horse forming part of West Oxfordshire, famous for its ancient prehistoric chalk horse on the North Wessex Downs where, it is also believed, 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 gastro pub, church, Co-op supermarket, post office, excellent primary school, pre-school and village hall. Both Wantage and Faringdon offer a further comprehensive range of shopping, leisure and recreational facilities as well as a variety of regular markets and 'in addition' there is a pleasing variety of restaurants and gastro pubs within the surrounding area. The city of Oxford (16 miles) and the commercial centre of Swindon (15 miles) are easily accessed via the A420. Oxford and Didcot (17 miles) have mainline train services to London (Paddington) in under 1 hour. There is an excellent selection of both state and private education within the locality including Radley College, Abingdon School, St Helen & St Katharine and The Manor Prep, Cokethorpe, St Hugh's, Ferndale Prep, and St Edward's, and the well regarded comprehensive schools at Wantage and Faringdon. Heathrow (64 miles), Bristol (62 Miles) and Birmingham Airports (74 miles) are each around 1 1/2 hours away. Outdoor pursuits locally include golf courses at Frilford Heath and Drayton, near Faringdon, and equestrian centres at neighbouring Goosey and Gainfield.

## DESCRIPTION

Best and final offers Monday 1st June midday;  
This extremely spacious and charming semi detached cottage c.2063 sq ft has been considerably extended and improved over the years to provide extremely generous and versatile accommodation over 3 floors, situated at the end of a quiet lane in the heart of this very attractive and convenient village. Solar panels, air source heat-pump.

Major features of note include a sitting room with an open fireplace and separate dining room, as well as a good sized kitchen/breakfast room the kitchen itself has recently benefitted from an upgrade, and a large conservatory/garden room. To the first floor there are three good sized bedrooms, one with a large dressing area, en suite and outside balcony; there is also a luxuriously appointed family bathroom featuring a roll top bath and second Jacuzzi spa/bath.

The accommodation is further complemented by a very useful and versatile loft conversion providing two additional bedrooms on the second floor. Further benefits include a double length integral garage with a workshop/utility to the rear, an electric car charger attached and a large, private and mature rear garden.

EER-C.

### SERVICES

Oil central heating - Boiler replaced in 2025  
All other Mains services connect

Solar panels (installed 2016) with upgraded inverter (2020), air source heat pump providing hot water, and battery storage enabling near off-grid electricity use in summer. Includes FIT meter generating approx. £500-£800 annual income.

### FLOOR AREA

2692.00 sq ft

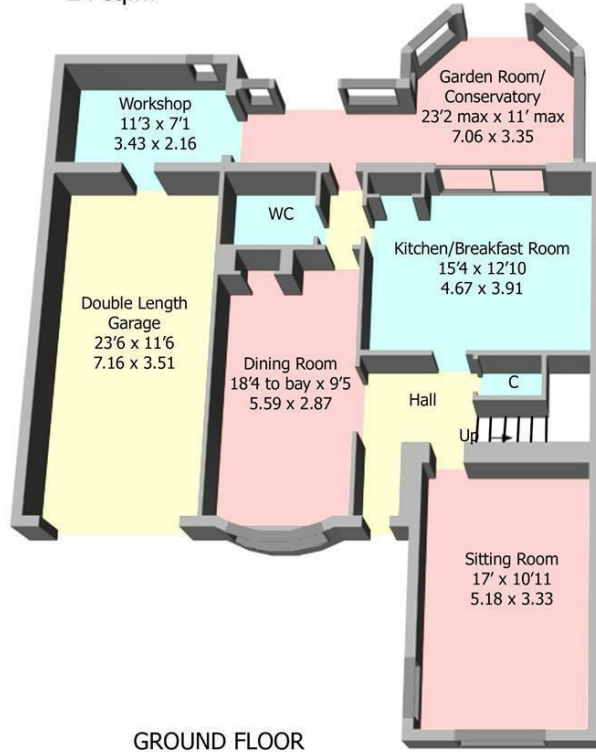
Vale of White Horse District Council

COUNCIL TAX BAND E

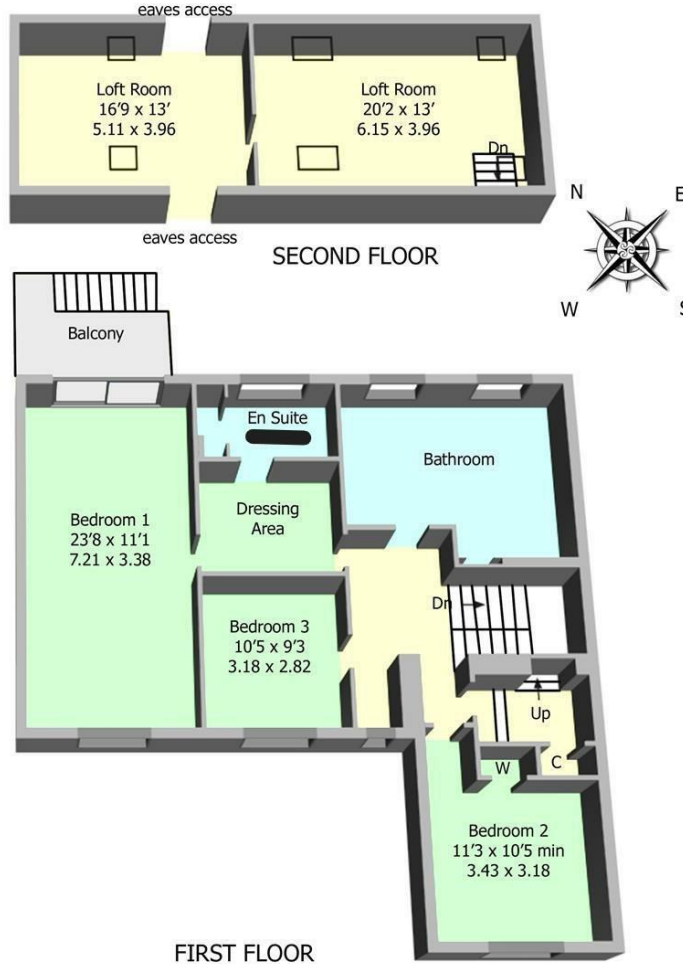


Marlborough Cottage  
 7 Marlborough Lane  
 Stanford in the Vale  
 2063 sq.ft. approx.  
 191 sq.m. approx.  
 Garage - 268 sq.ft. approx.  
 24 sq.m

For illustrative purposes only.  
 Not to scale.  
 Plan indicates property layout only.



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## DIRECTIONS TO SN7 8NH

what3words:///shut.nappy.nudge

## Other Material Information:

- Ofcom mobile check shows good outdoor availability outdoor for EE and O2, with good outdoor and variable in home for Vodafone and variable outdoor for Three.

- Ofcom Broadband shows Standard and Superfast broadband is currently available in this location.

- The Government portal marks this area as low flood risk.

- We are unaware of any planning permissions that would negatively affect the property.

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice  
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- All measurements are approximate.

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents  
 Douglas and Simmons

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