



Vine Cottage, Church Green, Stanford In The Vale

In Excess of £500,000

Waymark

Vine Cottage, Church Green

Stanford In The Vale, Faringdon

A rare opportunity to acquire a truly stunning and characterful Grade II listed 15th-century cottage, ideally positioned in the heart of the highly sought-after village of Stanford in the Vale in Oxfordshire. Occupying a prominent setting overlooking a picturesque village green, the property also enjoys delightful views towards the historic St Denys Church.

Perfectly located, the cottage is just a short stroll from the High Street, offering convenient access to local amenities including a Co-op, post office, café, gym, vets, and the well-regarded Horse And Jockey public house.

This charming home offers spacious and versatile accommodation, comprising three bedrooms, three reception rooms, a dedicated office, and two bathrooms. The ground floor features a welcoming entrance hall with French doors opening directly onto the private garden, a downstairs WC, utility room, and a beautifully refitted kitchen/breakfast room. This impressive space includes built-in appliances, a large central island, and a striking inglenook fireplace as well as direct access out to the garden. The sitting room and dining room further enhance the home's period charm and flexibility.

Upstairs, the property offers three well-proportioned bedrooms and two bathrooms. The principal bedroom benefits from a dressing room and en-suite shower room, while an additional office space provides an ideal setting for home working.

Externally, the property boasts a delightful walled rear garden, offering both privacy and maturity. The garden is mainly laid to lawn and complemented by a paved patio area, perfect for outdoor dining and entertaining. Established specimen and fruit trees add to the appeal, along with raised flower/fruit and vegetable beds and a useful storage shed.

The property is freehold and connected to mains electricity, water, and drainage, with oil-fired central heating.

Viewing is highly recommended to fully appreciate the charm, setting, and unique character of this exceptional home.





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Stanford In The Vale, Faringdon

Stanford in the Vale is a popular and thriving Downland village situated in the Vale of the White Horse. Situated midway between the market towns of Wantage (6 miles) and Faringdon (5 miles), easily accessible from the A417, the village has an array of amenities with a pub, church, Co-op convenience store, Post Office, Primary School, Pre-school and village hall. Both Wantage and Faringdon offer a comprehensive range of shopping, leisure and recreational facilities. There is a wide selection of both state and private schools within the locality including Radley College, Abingdon School, St Helen & St Katherine and St Hugh's together with well-regarded comprehensive schools at Wantage and Faringdon.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- 15th Century Character Cottage
- Prominent Location Within The Popular Village Of Stanford In The Vale
- Three Spacious And Light Bedrooms
- Master Bedroom With Both Dressing Room and En-Suite
- Three Reception Rooms And Office
- Including Spacious Newly Fitted Bespoke Kitchen With Large Island
- Two Bathrooms
- Utility and Downstairs W/C
- Private Rear Garden

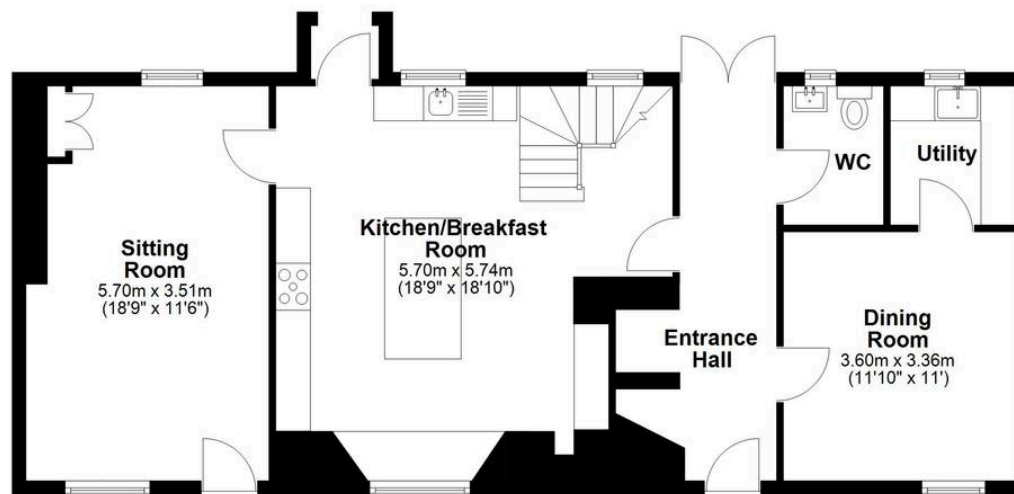






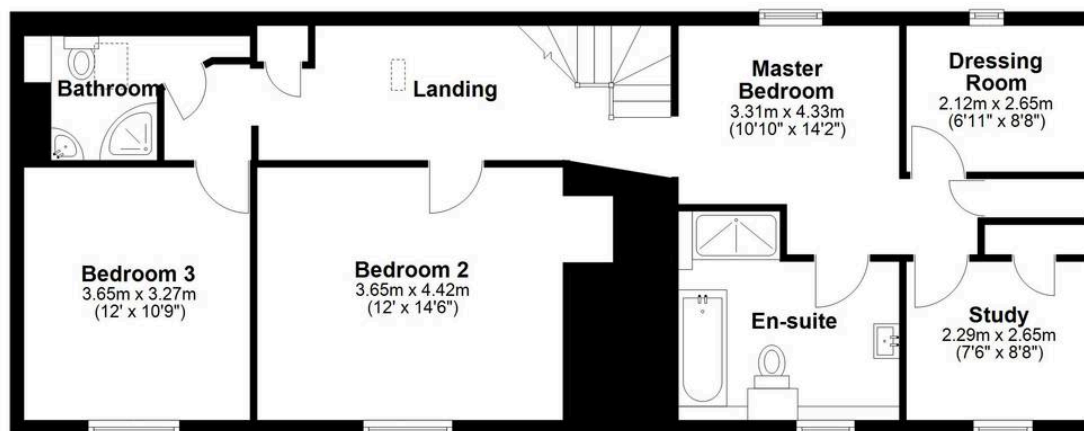
Ground Floor

Approx. 82.4 sq. metres (887.4 sq. feet)



First Floor

Approx. 88.4 sq. metres (951.7 sq. feet)



Total area: approx. 170.9 sq. metres (1839.1 sq. feet)

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Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan – This plan is for illustrative purposes only.