



New Barn, 5 Kiln Close

Stanford in the Vale, Faringdon, Oxfordshire SN7 8FJ



DOUGLAS & SIMMONS

A handsome and individually designed detached residence, conceived to evoke the timeless character and charm of an original country barn, yet offering the comfort and sophistication of a modern home. Built in recent years by the highly regarded Ede Homes, the property has been thoughtfully extended by the current owner, with exceptional attention to detail and a sympathetic approach that preserves the integrity of the original design.

Beautifully executed with traditional waney-edge timber boarding, distinctive Henley blend brickwork and a wealth of characterful detailing, the house sits gracefully within a small and select development on the edge of the highly sought-after and conveniently positioned village of Stanford in the Vale.

The result is a truly individual home that combines the enduring appeal of a traditional Oxfordshire barn with the refinement, space and practicality expected of contemporary country living.

LOCATION

Stanford in the Vale is an appealing and thriving downland village in the arresting Vale of White Horse forming part of South Oxfordshire, famous for its ancient prehistoric chalk horse on the Downs where, it is also believed, St George slayed the dragon. Situated midway between market towns Wantage 6 miles and Faringdon 5 miles, easily accessible from the A417, the village itself caters for day-to-day needs with a modern supermarket, post office, popular primary school and pre-school, village hall and a traditional public house. 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, and Oxford and Didcot 17 miles have mainline train services to London (Paddington) in under 1 hour. There is an excellent selection of education within the locality including the excellent village primary school, well regarded secondary schools at Wantage and Faringdon, in addition to the excellent Abingdon and Oxford schools.





THE PROPERTY

Upon entering, the impressive vaulted entrance hall immediately establishes a wonderful sense of volume and light. Full-height glazing draws natural light deep into the space, with an oak staircase, creating a welcoming and elegant introduction to the home. From here, the accommodation flows effortlessly into an exceptional open-plan living, dining and family space, complemented by a beautifully appointed kitchen featuring Silestone work surfaces and a comprehensive range of integrated appliances.

The ground floor further benefits from a separate utility room, cloakroom and study, which is currently utilised as a fifth bedroom, providing excellent flexibility according to the needs of the next owner.

To the first floor are three generously proportioned double bedrooms. Two enjoy the luxury of beautifully appointed en-suite facilities, together with dedicated dressing areas, while the remaining bedroom is served by a stylish and well-equipped family bathroom.

A particularly notable feature is the substantial ground-floor extension, which has been carefully designed and constructed to complement the original property, faithfully retaining its architectural character and use of traditional materials. Currently arranged as a self-contained bedroom with kitchenette and wet room, this highly versatile space offers a wealth of possibilities. Subject to the necessary consents, it could readily provide an ideal annexe-style arrangement for a family member or members, or alternatively be adapted to create additional kitchen, living or family accommodation.

The property combines character with a comprehensive specification of modern, energy-efficient technology. Underfloor heating extends throughout the ground floor, with individual room controls allowing precise regulation, while an air-source heat pump provides both central heating and domestic hot water. Further features include an integrated burglar alarm with PIR sensors and fibre broadband availability.

Outside, the beautifully landscaped rear garden provides an attractive and private setting, with two generous paved terraces creating superb areas for al fresco dining, entertaining and relaxing. Convenient side access leads around to the front of the property, where there is ample private parking for four vehicles.



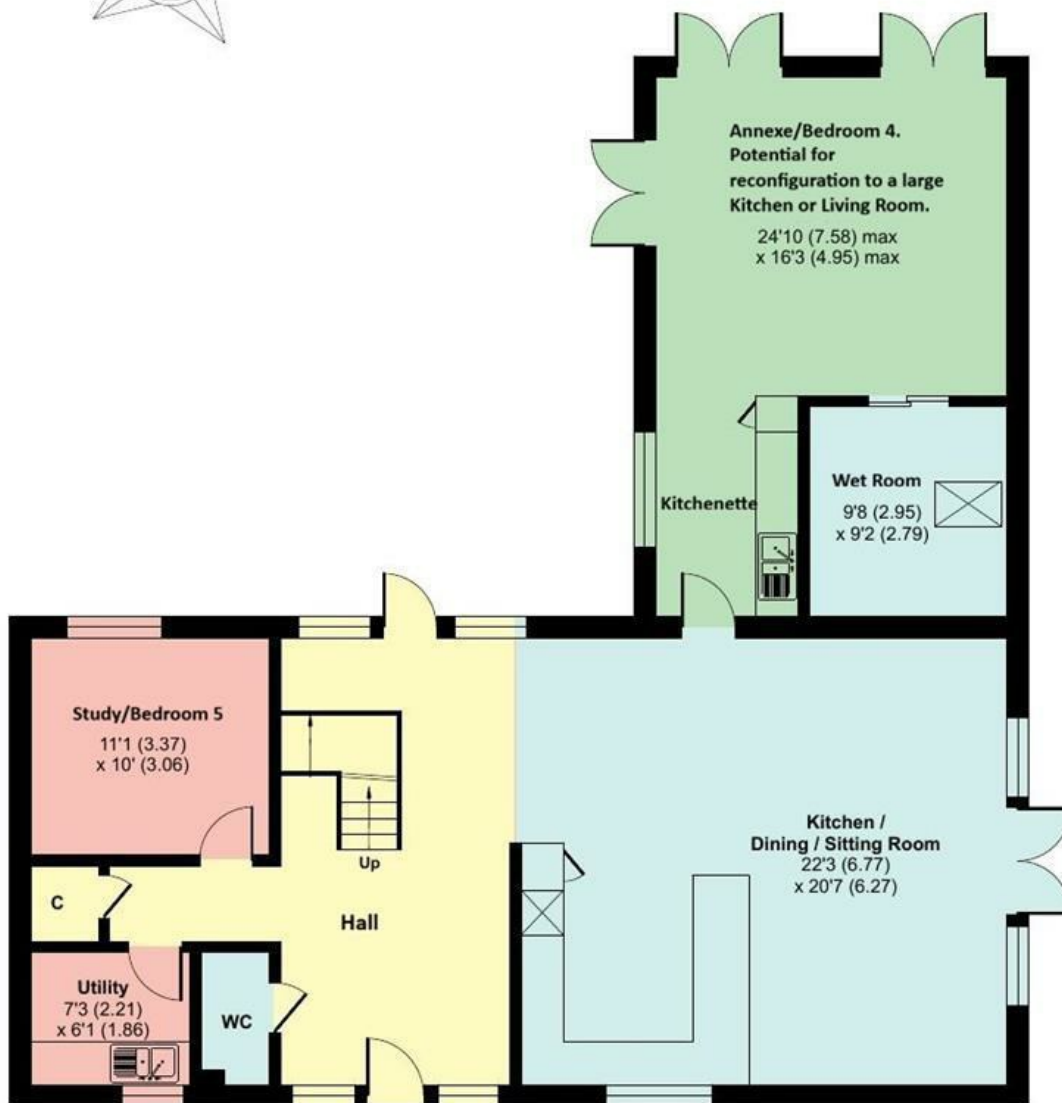




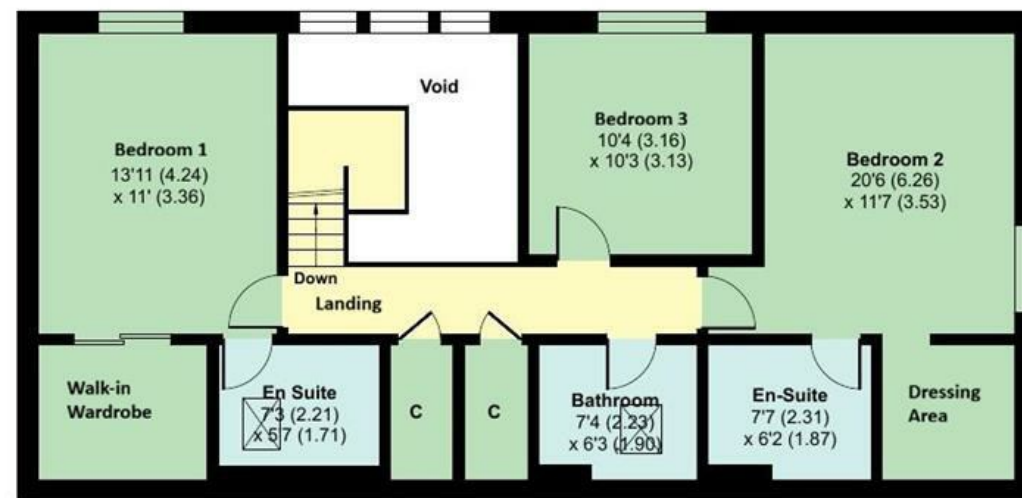
Kiln Close, Stanford In The Vale, Faringdon, SN7 8FJ

Approximate Area = 2191 sq ft / 203.5 sq m (excludes void)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



DIRECTIONS to SN7 8FJ

what3words:///ghost.marshes.message
Sat Nav to SN7 8FJ

DISTANCES

(All distances are approximate)

Wantage 6 miles (A417)
Faringdon 4.6 miles (A417)
Witney 14 miles (A415)
Didcot Parkway 15 miles A417 (London
Paddington c.40 mins)
Oxford 16 miles (A420 or A34)
M4 13.9 miles (Chieveley J13, via A34 Chilton)
Swindon 16 miles (A420)
Newbury 23 miles (A417, A34)
Reading 31 miles (M4)
Bath 52 miles (M4)

SERVICES

Mains Water, Drainage & Electricity
connected.
Mitsubishi Ecodan Monobloc Air Source
Heat Pump for Heating & Hot Water.
Pressurised Hot Water Cylinder.
Electric Underfloor Heating to the ground
floor and wet areas.
Electric Infrared Panels in the extension.
PIR Sensors and Burglar Alarm.
Universal EV Charger.

Mobile coverage:
<https://www.ofcom.org.uk/mobile-coverage-checker>
Broadband coverage:
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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

CONTACT

Graham Douglas Partner MNAEA MARLA

T. 01235 766222
DD. 01235 773794
M. 07767 358080

sales@douglasandsimmons.co.uk

VIEWINGS

Viewings strictly by prior appointment
with the sole agents Douglas and
Simmons.

Open 6 days a week for viewings.

COUNCIL TAX

Band G
£4,296.00 Year 2026/27
Vale of White Horse District Council

25 Market Place Wantage
Oxfordshire OX12 8AE
T. 01235 766222

E.sales@douglasandsimmons.co.uk

www.douglasandsimmons.co.uk



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