



41 Nursery End, Stanford In The Vale

In Excess of £500,000

Waymark

41 Nursery End

Stanford In The Vale

A fantastic opportunity to purchase this beautifully presented four-bedroom detached family home, situated in a quiet no-through road in the ever-popular village of Stanford in the Vale. The property enjoys a pleasant outlook over a grazing field to the front and offers spacious and versatile accommodation, including a bright open-plan kitchen/dining room, sitting room, study, two bathrooms, private landscaped rear garden, garage and off-street parking.

The accommodation is presented in immaculate condition and comprises an entrance hall with useful understairs storage, downstairs WC, dual-aspect study and a spacious sitting room featuring a bright bay window. To the rear is a generous and light-filled open-plan kitchen/dining room with French doors opening onto the garden, together with a useful utility room providing further access to the garden.

On the first floor, the open landing leads to, family bathroom with separate bath and shower cubicle, and four light and airy bedrooms, all of which benefit from fitted wardrobes. The principal bedroom is particularly well appointed, offering excellent fitted storage and a modern en-suite shower room.

Externally, the property benefits from off-street parking for two cars, complete with EV charging point. The driveway leads to a single garage with electric up-and-over door and a convenient side door providing direct access into the garden.

The attractive rear garden has been thoughtfully landscaped and offers a good balance of lawn and patio, creating an appealing and low-maintenance outdoor space. The outlook over the grazing field to the front further enhances the property's quiet and private setting.

The property is offered freehold and is connected to mains gas, electricity, water and drainage. Heating is provided by mains gas central heating, with UPVC double glazing throughout.

A beautifully presented family home in a desirable village location, offering excellent accommodation, useful outside space and a peaceful outlook. An early viewing is highly recommended to fully appreciate all that this property has to offer.





41 Nursery End

Stanford In The Vale, Faringdon

The historic market town of Faringdon, which dates back to the 12th Century, is located almost equidistant of Swindon and Oxford on the A420 which leads to the A34, M40 and M4. Mainline railway services to London run from Swindon, Oxford City, Oxford Parkway and Didcot Parkway. The town is served by the Stagecoach S6 bus which runs a regular ½ hourly service through much of the day to Swindon and Oxford and the villages en-route. The town itself has a thriving community and amenities such as the leisure centre, library, independent traders, doctors' surgery, two primary schools, and a secondary school. In 2004, Faringdon became the first Fairtrade town in the South East of England. A recent retail development includes a Waitrose and an Aldi supermarket, with further retail planned, in addition to the existing Tesco store.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Detached Family Home
- Four Spacious And Light Bedrooms
- Three Reception Rooms
- Open Plan Kitchen/Diner With Access To Garden
- Utility And Downstairs W/C
- Two Modern Bathrooms
- Driveway Parking, Garage & EV Car Charging Point
- Landscaped Rear Garden
- Quiet And Peaceful Location
- Walking Distance To High Street

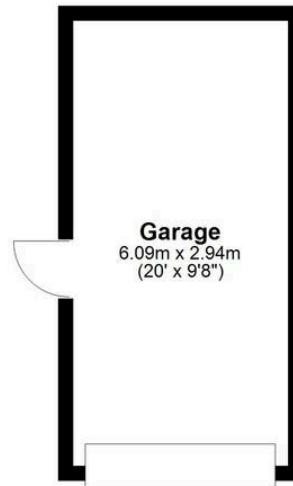
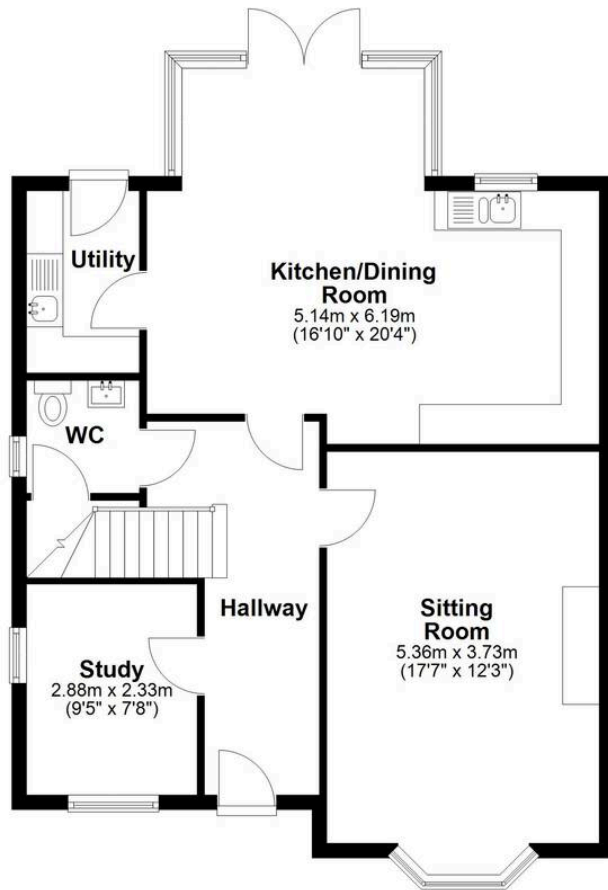






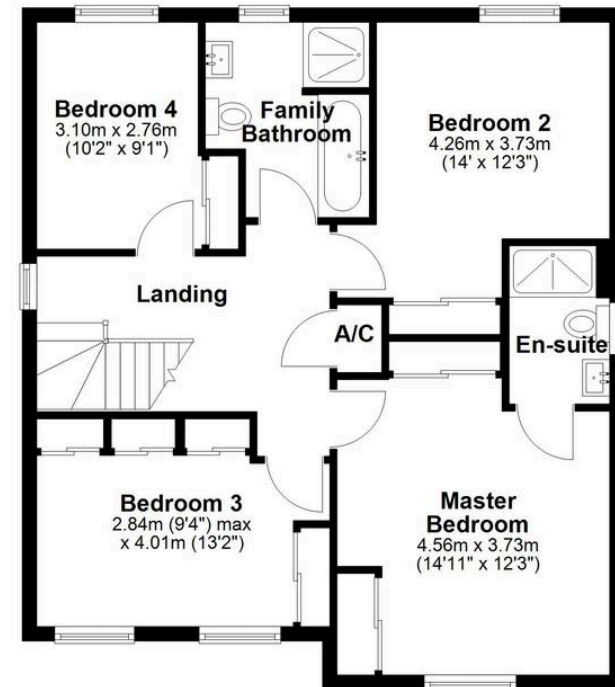
Ground Floor

Approx. 90.8 sq. metres (977.7 sq. feet)



First Floor

Approx. 67.1 sq. metres (722.6 sq. feet)



Total area: approx. 158.0 sq. metres (1700.3 sq. feet)

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Important Notice: These particulars are for guidance only and do not form part of any offer or contract. Whilst every effort has been made to ensure accuracy, descriptions are subjective and should not be relied upon as statements of fact. The floorplan is illustrative only, measurements are approximate, and no responsibility is accepted for errors or omissions.