

GREEN &  
CO



£530,000 23 Hunters Field, Stanford In The Vale, Faringdon, SN7 8LR, UK

Freehold



GREEN & CO

## £530,000 Hunters Field, Stanford in the Vale

Council Tax Band E

Situated within the desirable village of Stanford in the Vale, this impressive detached family home has been thoughtfully extended and modernised to create a spacious and highly versatile living environment, perfectly suited to growing families, multi-generational living, or those seeking annexe potential. The property offers flexible ground-floor accommodation, including wide-access doorways and a contemporary wet room, making it ideal for an elderly relative, guest suite, or potential self-contained one-bedroom annexe. The space could also provide an attractive rental opportunity with an estimated income of around £1,000 per month, including bills. At the centre of the home is a generous kitchen/dining room fitted offering ample space for entertaining and family dining. A separate utility room provides dedicated appliance space and practical storage. The bright and welcoming living room features a charming wood-burning stove and French doors opening onto the rear patio, creating an effortless connection between indoor and outdoor living. The extension further enhances the home with additional double doors leading directly to the garden, flooding the space with natural light. Upstairs comprises four well-proportioned bedrooms, along with a useful office/dressing room, a stylish three-piece family bathroom, and a contemporary shower room. Outside, the enclosed rear garden offers excellent privacy and includes a patio seating area, lawn, outdoor power points, and a useful storage shed. To the front, a gravel driveway provides parking for up to three vehicles, complemented by CCTV security for added peace of mind.

what3words. w3w/rockets.blazed.handlebar.

Utilities. All mains services are connected except for gas.

Heating Type. LPG-fired central heating to radiators.



Green & Co. 33 Market Place Wantage OX12 8AL; t. 01235763562; e.sales@greenand.co.uk



Location. The pretty village of Stanford-in-the-Vale is a large, popular village approximately three and a half miles south-east of Faringdon and five miles north-west of Wantage, in the picturesque Vale of the White Horse. Well served by local amenities such as, a primary school, pre-school, village public house in The Horse & Jockey, shops and businesses, as well as numerous clubs and societies, the village also sits on the Thames Travel 67 bus route which links Faringdon to Wantage with further connections beyond. 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 [www.stanford-in-the-vale.co.uk](http://www.stanford-in-the-vale.co.uk).

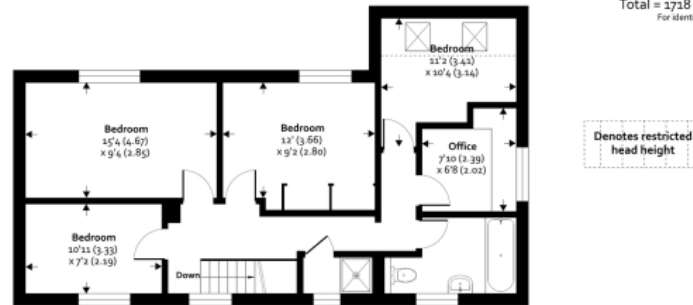




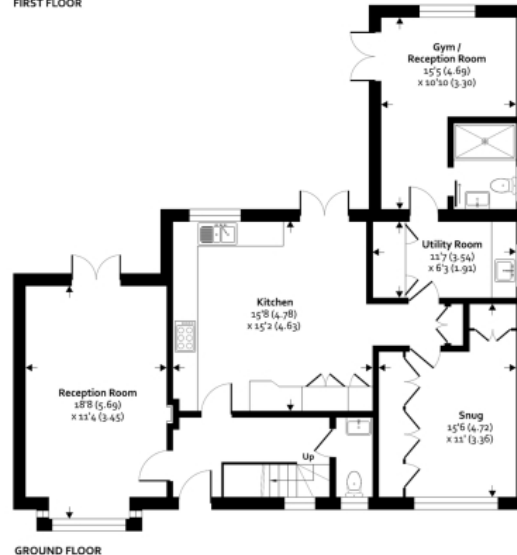
GREEN & CO

## 23 Hunters Field, Stanford In The Vale, Faringdon, SN7 8LR

Approximate Area = 1685 sq ft / 156.5 sq m  
Including Limited Use Area(s) = 33 sq ft / 3 sq m  
Total = 1718 sq ft / 159.5 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan drawn in compliance with IPMS All Buildings (IPMS Residential) and RICS Code of Measuring Practice 6th Edition. ©richcom 2025. Produced for Green & Co. REF: 1466402



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>.

SDLT. For Stamp Duty Land Tax calculations, visit <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Flood Risk. To check the long-term flood risk for this property, visit <https://www.gov.uk/check-long-term-flood-risk>.

Planning. To see any planning applications that may affect this property, visit <https://www.gov.uk/search-register-planning-decisions>.

**GREEN &  
CO**



**Harry Goodman**  
01235 773 404



**James Goodman**  
01235 773 401



**Kevin Flanagan**  
01235 773 403

**IMPORTANT** - In compliance with the DMCC Act 2024, Green & Co. makes every effort to provide accurate, up-to-date information, including property tenure (Freehold/Commonhold/Leasehold), council tax band, utility types, and material restrictions or building safety issues, as made available to us. We recommend that buyers verify this information alongside their legal representative before making an offer. The details and photographs within this brochure are for guidance only and are accurate to the best of our knowledge. They do not constitute a contract or offer. Green & Co. has not tested any apparatus, equipment, or services and cannot verify that they are in working order. All measurements are approximate and any digitally enhanced images are meant to illustrate potential, not guarantee reality.