



Old Smithy Stanford In The Vale, Oxfordshire, SN7 8LE  
£400,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A stunning two-bedroom semi-detached character cottage situated in the heart of Stanford in the Vale, beautifully combining period charm with an impressive range of modern technologies and energy-efficient features

Upon entering, you are welcomed by an impressive vaulted entrance hall featuring natural limestone flooring, solid oak internal doors, brushed stainless-steel fittings and contemporary black glass detailing, along with a distinctive moving staircase. A spacious living area flooded by natural light from the remote controlled velux windows, and a charming log-burning stove. There is a fully fitted kitchen incorporating a range of integrated appliances. French doors open directly onto a delightful south-facing courtyard garden. The remainder of the ground floor comprises a generous double bedroom, also enjoying direct access to the courtyard, together with a modern family bathroom.

To the first floor is a further generous double bedroom, useful storage space, and a spacious contemporary wet room which also offers the potential to be reconfigured to create a third bedroom if desired.

Outside, there is parking for two vehicles, and the fully enclosed, south-facing courtyard garden provides an ideal & charming space to entertain.

Additional features include solar roof panels, which feed a Thermal store providing hot water and underfloor heating. The property also benefits from remote, web-based home automation, an electric boiler, Aircon, and a Villavent heat recovery ventilation system, providing fresh, filtered air to all living areas.





## Key Features

- Semi-detached Cottage
- Two Bedrooms
- Two bathrooms
- Open Plan Living area
- Solar Roof Panels
- Under Floor heating
- South facing Courtyard Garden
- Parking for two vehicles

## The Location

The village of Stanford in the Vale is within the parish of St Deny's and has a pre-school, primary school, public house, village shop, post office, village hall and hairdressers. Stanford in the Vale is conveniently located between the market towns of Faringdon (5 miles) and Wantage (6 miles) both of which offer a comprehensive range of shopping, schooling and recreational facilities. The village has good commuting links with Oxford (16 miles), Swindon (15 miles) and Didcot Parkway (17 miles) all of which offer main line rail links to London (Paddington/Marylebone) in under an hour.



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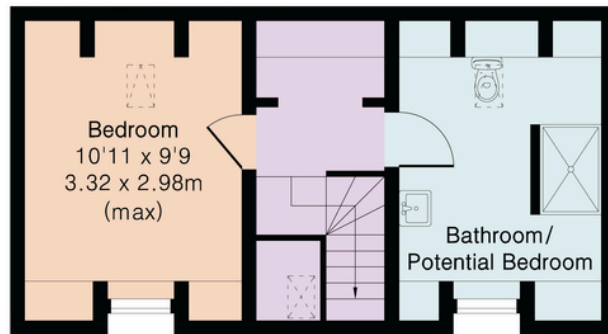
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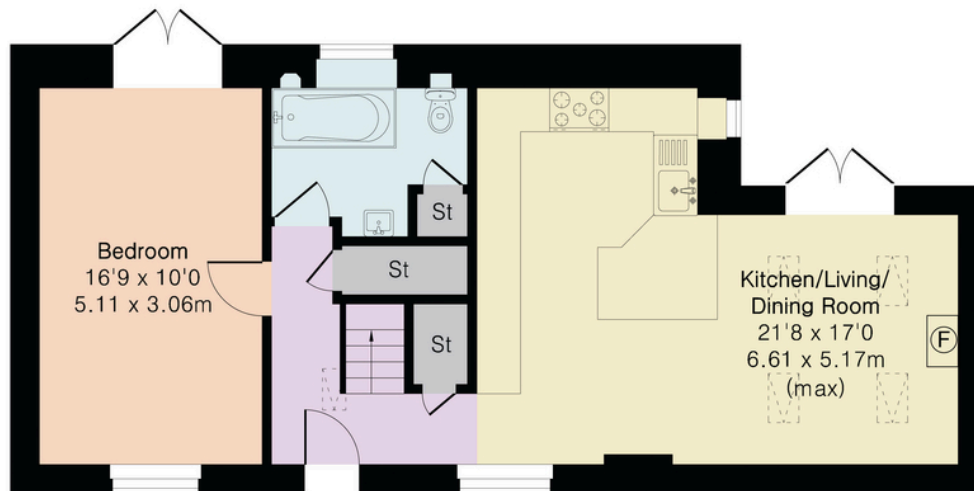
## Approximate Gross Internal Area 978 sq ft - 91 sq m

Ground Floor Area 635 sq ft – 59 sq m

First Floor Area 343 sq ft – 32 sq m



First Floor



Ground Floor

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