



41 Hunters Field, Stanford In The Vale

Guide Price **£270,000**

Waymark

41 Hunters Field

Stanford In The Vale, Faringdon

A fantastic opportunity to purchase this three-bedroom mid-terrace home, ideally situated in the heart of the popular village of Stanford in the Vale. The property is conveniently located within a short walk of a range of local amenities, including a village shop, café, post office, public house and well-regarded primary school. The accommodation offers versatile living space, with open-plan living to the ground floor, as well as front and rear gardens and an en bloc garage.

The ground floor comprises an entrance hall, bright sitting room, kitchen/dining room with access to the rear garden and useful understairs storage, along with a study. To the first floor is a landing with access to an airing cupboard, three light and airy bedrooms and a family bathroom.

Externally, the property benefits from gardens to both the front and rear. The front garden is laid mainly to lawn with a mature tree, while the rear garden is predominantly laid to lawn with a patio seating area and summer house. A pathway provides rear access to the en bloc garage.

The property is offered on a freehold basis and benefits from mains electricity, water and drainage, with heating provided by oil-fired central heating.

Early viewing is highly recommended to fully appreciate the accommodation, gardens and convenient village location.





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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: C

Tenure: Freehold

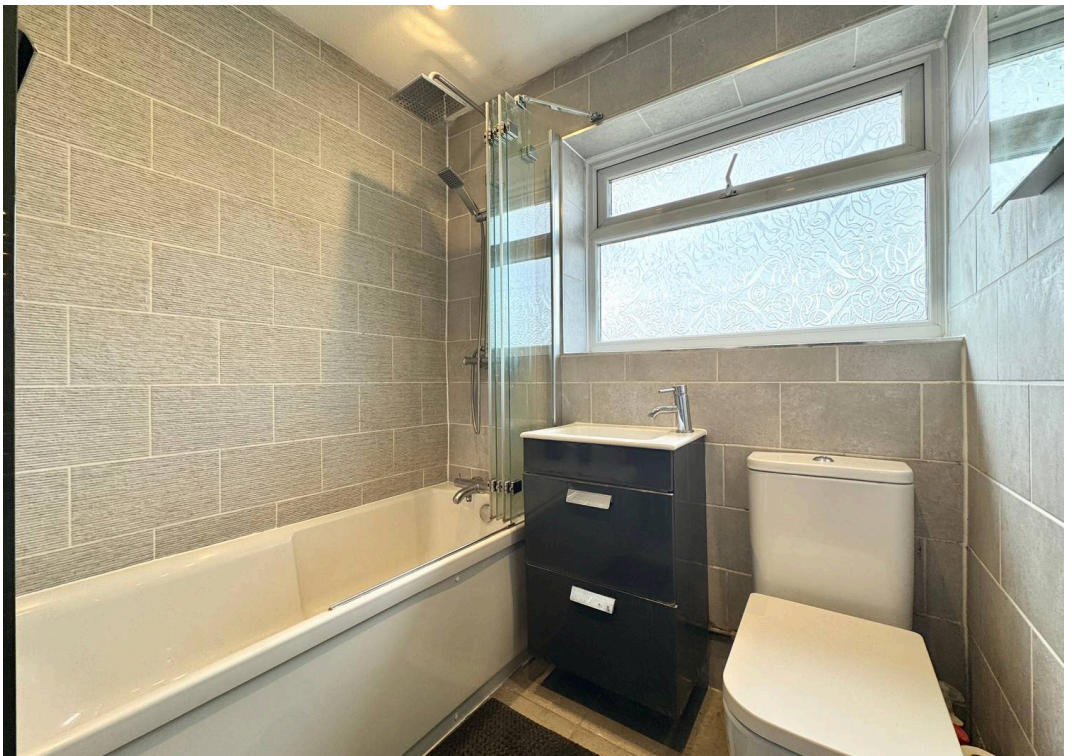
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Three Bedroom Family Home
- Open Plan Living
- Two Reception Rooms
- Front And Rear Gardens
- Garage En Bloc
- Popular Village Location

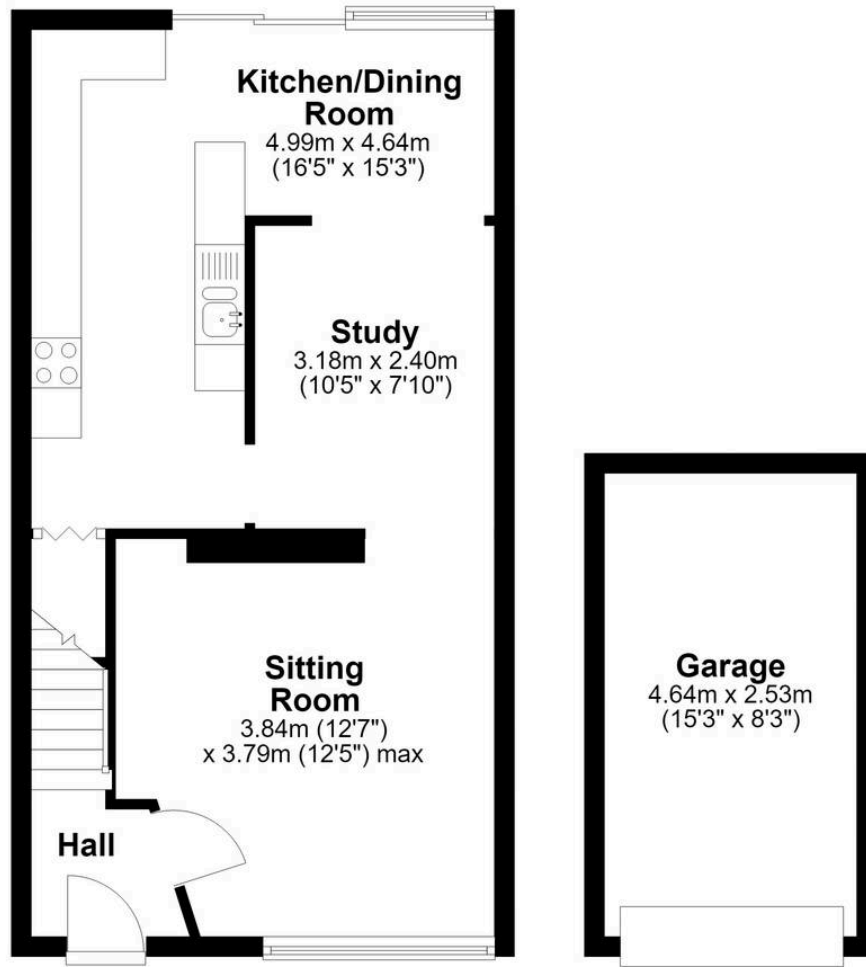






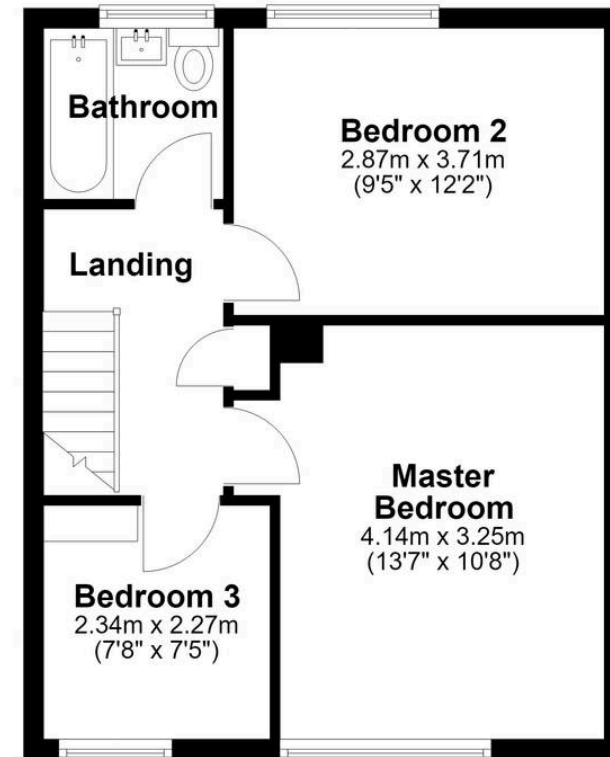
Ground Floor

Approx. 54.1 sq. metres (582.7 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.9 sq. feet)



Total area: approx. 94.1 sq. metres (1012.5 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.