



High Street, Stanford in The Vale, Faringdon, SN7 8NQ

Offers In Excess Of £800,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A substantial four-bedroom detached family owned property for over 50 years set within approximately 1.1 acres, occupying a beautifully secluded position in the highly sought-after village of Stanford in the Vale, offered to the market with no onward chain.

The property is approached via a private driveway providing ample parking for multiple vehicles. Upon entering, a central hallway gives access to the principal ground floor accommodation. The sitting room features attractive parquet flooring and a traditional fireplace, while a dual-aspect snug/family room offers a versatile additional living space with wooden flooring. The bright and spacious dining room is complemented by tiled flooring, and there is a further reception room which could also be utilised as a ground floor bedroom. The ground floor also benefits from a well-appointed family bathroom comprising a bath, separate shower, WC, basin, and bidet. The kitchen is fitted with a range of eye and base level units, space for white goods, a walk-in pantry, and direct access to the rear garden.

Upstairs, there are three bedrooms, all well-proportioned doubles. The principal bedroom and bedroom three both benefit from built-in wardrobes. A first-floor WC with basin and useful eaves storage to both the front and rear complete the accommodation.

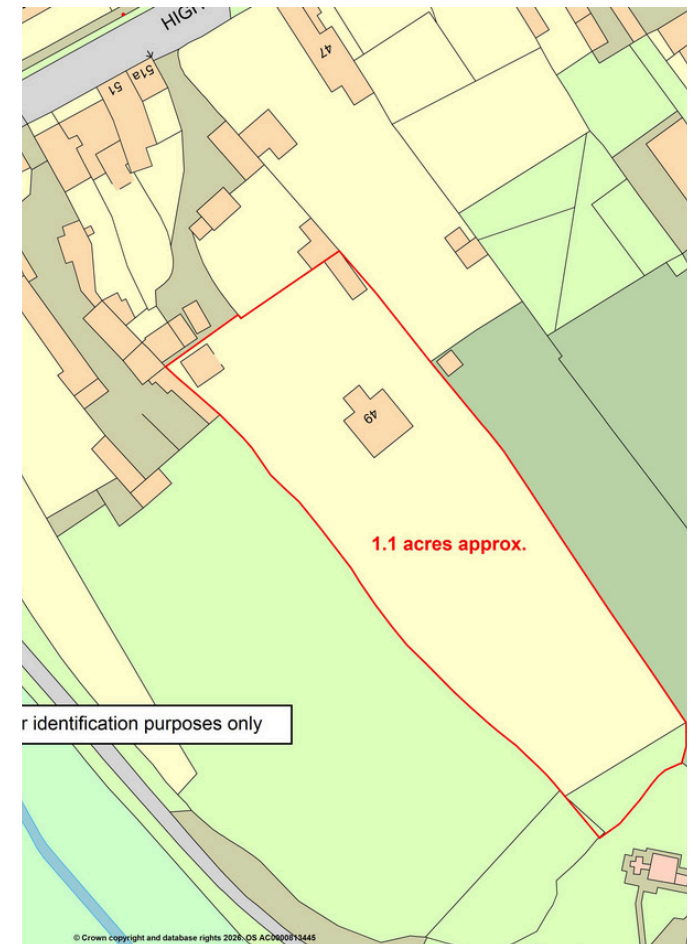
Externally, the property enjoys extensive grounds of approximately 1.1 acres, including wrap-around gardens with lawned areas, mature trees, and well-stocked flower beds. There is also a dedicated vegetable plot with greenhouses, meadow-style garden areas, two workshops, and a garage offering excellent potential for a variety of uses. Additional benefits include a recently replaced boiler and oil tank, along with upgraded electrics.





## Key Features

- Detached 4 bedroom property
- No onward chain
- Large plot circa. 1.1 acres
- Living room
- Family room
- Dining room
- Kitchen
- Family bathroom and separate cloakroom
- Garage and outbuildings
- Council tax band G; EPC energy rating D





## 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.

Material information: Freehold property. Oil fired heating. Mains water, mains electrics and septic tank. Ofcom checker indicates standard and superfast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most major providers. The government portal generally highlights this as a very low flood risk postcode. We are unaware of any planning permissions in place that would negatively affect the property.



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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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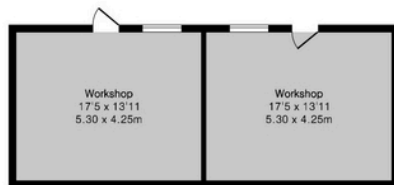
**Approximate Gross Internal Area 3120 sq ft - 291 sq m  
(Including Garage & Outbuilding)**

Ground Floor Area 1255 sq ft – 117 sq m

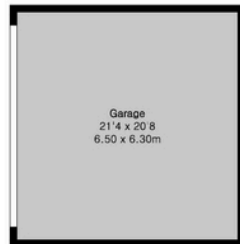
First Floor Area 933 sq ft – 87 sq m

Garage Area 441 sq ft – 41 sq m

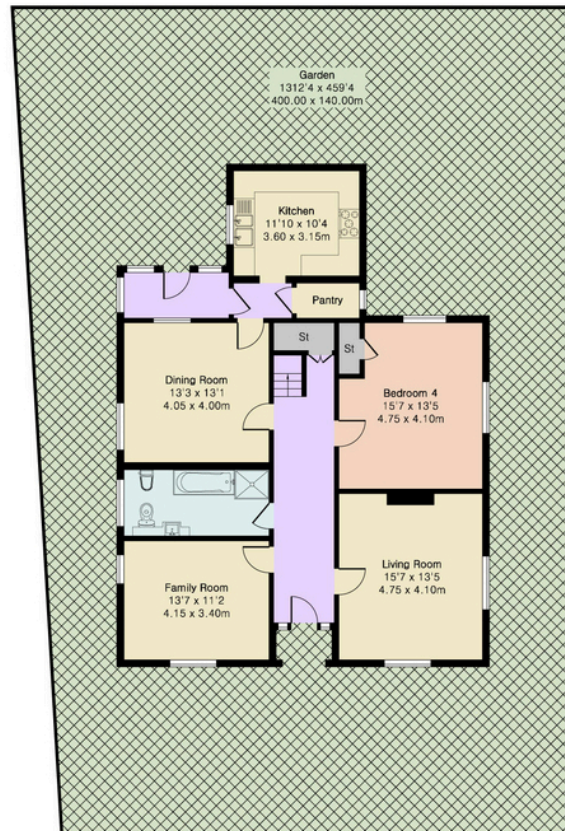
Outbuilding Area 491 sq ft – 46 sq m



Outbuilding



Garage



Ground Floor



First Floor

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