



16 Franklin Furrows, Stanford In The Vale

Guide Price **£240,000**

Waymark

16 Franklin Furrows

Stanford In The Vale, Faringdon

A superb opportunity for first-time buyers, downsizers or investors, this modern one-bedroom end-of-terrace home is pleasantly situated within the highly sought-after village of Stanford in the Vale. Conveniently positioned just a short walk from the village shop, café and public house, the property combines practical living with a desirable village setting.

The well-presented accommodation comprises an entrance hall with cloakroom/WC, leading through to a bright and spacious dual-aspect sitting room featuring useful understairs storage. To the rear, a contemporary kitchen/breakfast room is fitted with integrated appliances and enjoys direct access to the garden, ideal for both everyday living and entertaining.

To the first floor, the landing provides access to a generous dual-aspect double bedroom complete with fitted wardrobes and a spacious en-suite shower room.

Externally, the property benefits from a driveway to the side providing off-street parking for two vehicles. The larger-than-average rear garden is predominantly laid to lawn and offers excellent outdoor space, complemented by two storage sheds, one of which is currently arranged as a workshop.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating as well as double glazed windows throughout. The property was built by the reputable David Wilson in 2021 leaving a remaining circa six years of NHBC builders warranty. Early viewing is highly recommended to appreciate the space, setting and excellent potential this home has to offer.

- End Of Terrace Property
- Spacious Master Bedroom With Dressing Area And En-Suite
- Dual Aspect Sitting Room
- Modern Kitchen/Breakfast Room
- Larger Than Average Rear Garden
- Driveway Parking To Side Of Property
- Popular And Sought After Village Location
- Walking Distance To High Street Amenities And Public House





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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: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

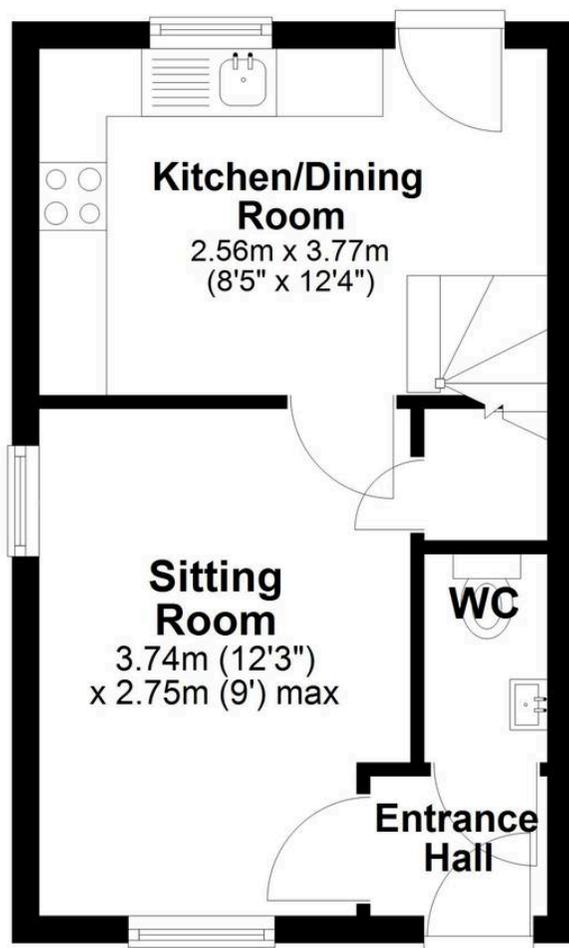






Ground Floor

Approx. 24.1 sq. metres (259.5 sq. feet)



First Floor

Approx. 23.5 sq. metres (253.3 sq. feet)



Total area: approx. 47.6 sq. metres (512.9 sq. feet)

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