



5 High Street

Stanford In The Vale, Faringdon, Oxfordshire, SN7 8LH



DOUGLAS & SIMMONS

Substantial 4-Bed Period Home with Large Garden & Development Potential – No Chain



• No onward chain • Rear garden of c.100' x 60' • 4 double bedrooms • Master with an ensuite • Stone patio and seating terrace directly off the kitchen • Off road parking • Sought after village • 3 reception rooms • Wood burner • Cottage style flower beds and a rose walkway

LOCATION

Stanford in the Vale is an appealing and thriving downland village in the arresting Vale of White Horse named for its ancient prehistoric chalk horse on the North Wessex Downs where, according to legend, St George slayed the dragon.

Situated midway between the market towns of Wantage (6 miles) and Faringdon (5 miles), easily accessible from the A417, the village itself caters for day-to-day needs with a well-stocked Co-op supermarket incorporating a post office, a hairdressers and a vets.

The village's social life is supported by the community café, the local pub, the village hall and church. Both Wantage and Faringdon, with a bus service from the village, offer a comprehensive range of shopping, leisure and recreational facilities as well as a variety of regular markets. In addition, there is a pleasing variety of renowned restaurants and gastro pubs within the surrounding area.

The city of Oxford (16 miles) and the commercial centre of Swindon (15 miles) can be accessed via the A420 by car and bus service. Oxford and Didcot (17 miles) have mainline train services to London (Paddington) in under an hour. There is an impressive selection of both state and private education within the locality, with an excellent primary school and pre-school in the village itself and the well-regarded comprehensive schools at Wantage and Faringdon. Outdoor pursuits locally include golf courses at Frilford Heath and Carswell, near Faringdon, and equestrian centres at neighbouring Goosey and Gainfield.





THE PROPERTY

Dating back to the early 19th century, Springfield House is a charming, stone-built period home, thought to have originally formed part of the neighbouring Orchard House estate. Extended over time, it now offers over 2,100 sq ft of accommodation, blending historical character with modern family potential. Set on a mature plot approaching a quarter of an acre with detached outbuildings offering scope for further use.

Rich in character, the house retains exposed beams, wooden floors and several working fireplaces multiple fireplaces, timber flooring, and a strong sense of period charm. The entrance lobby opens into a striking double-height dining hall with wooden flooring and a feature fireplace. This leads to a cosy sitting room, centred around an original inglenook fireplace with log burner and bread oven, and a separate drawing room with an additional fireplace. To the rear, the spacious kitchen includes a breakfast area and a walk-in larder, overlooking a charming patio and seating area. While perfectly serviceable, the kitchen offers an opportunity for modernisation and extension. Including the very natural prospect of converting the adjacent patio into a light-filled conservatory or garden room. A utility room and ground-floor WC are located just beyond.

Together, these ground-floor rooms offer excellent flow and flexible space ideal for modern family life or entertaining. Upstairs, a generous landing leads to four double bedrooms, one with a fireplace and en suite shower room, and another also featuring a fireplace, along with a family bathroom. The private, walled rear garden enjoys a south-westerly aspect and extends to approximately 100 ft x 60 ft, divided into attractive zones. Beyond the main house lies a detached garage and three stone outbuildings, totalling around 600 sq ft, offering excellent potential for conversion to a home office, gym, stabling, or additional garaging. There is gated access from the adjoining lane, as well as off-street parking.

Oil fired central heating.
All mains services connected except gas.

**VALE OF WHITE HORSE DISTRICT COUNCIL
TAX BAND G**







High Street, Stanford In The Vale, Faringdon, SN7

Approximate Area = 2144 sq ft / 199.1 sq m

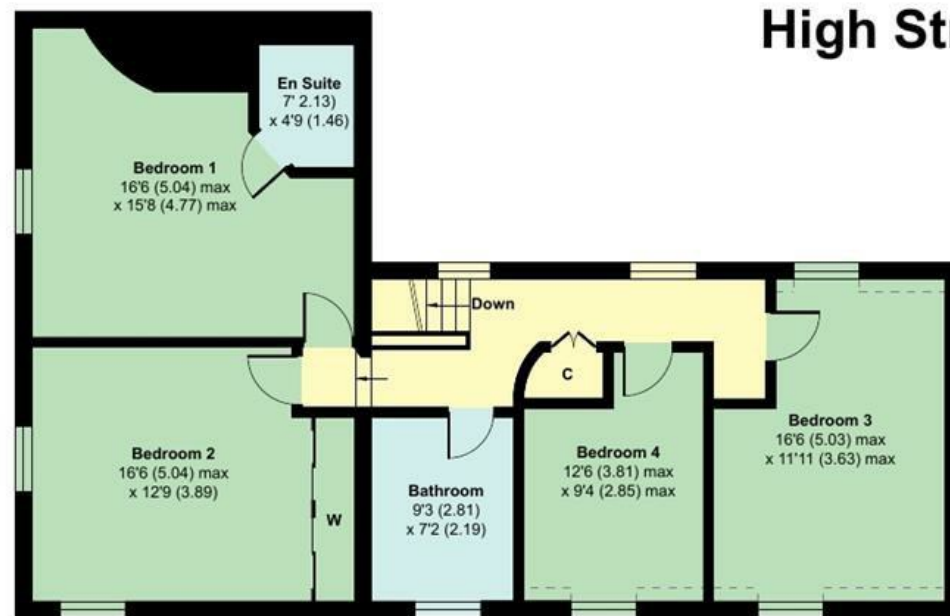
Limited Use Area(s) = 14 sq ft / 1.3 sq m

Garage = 138 sq ft / 12.8 sq m

Outbuilding = 453 sq ft / 42 sq m

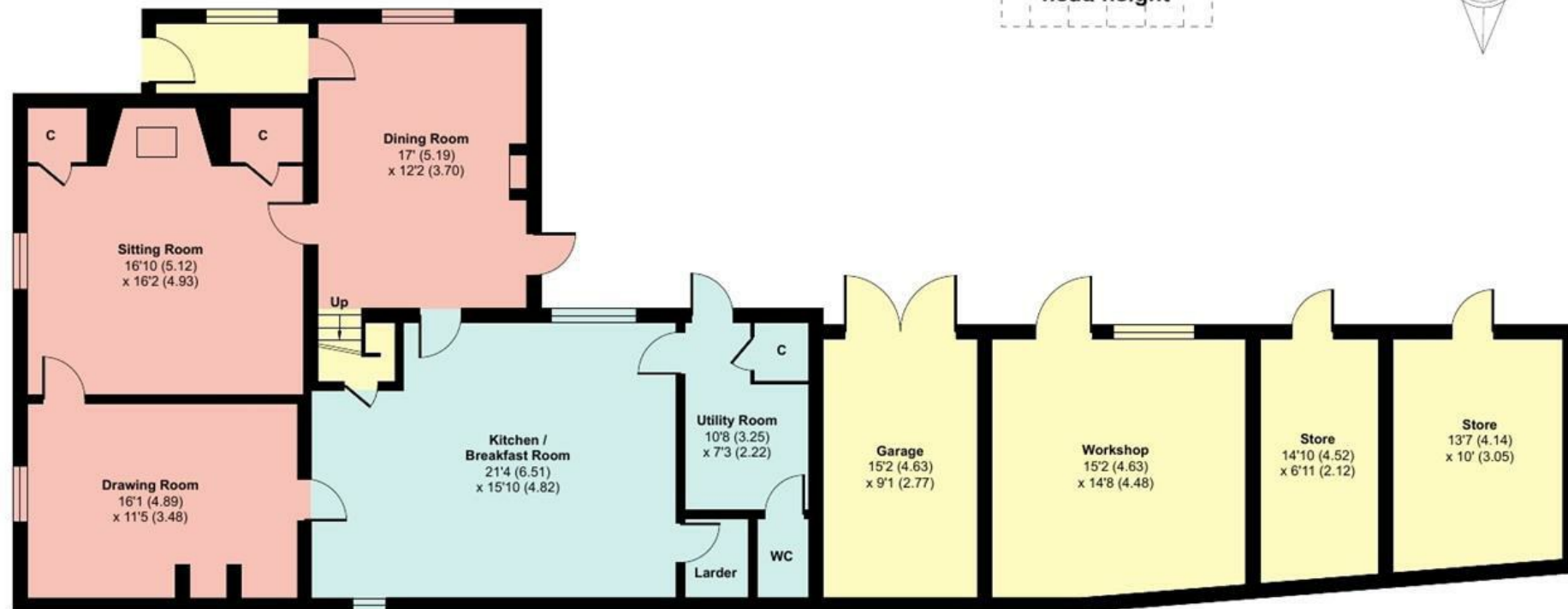
Total = 2749 sq ft / 255.2 sq m

For identification only - Not to scale



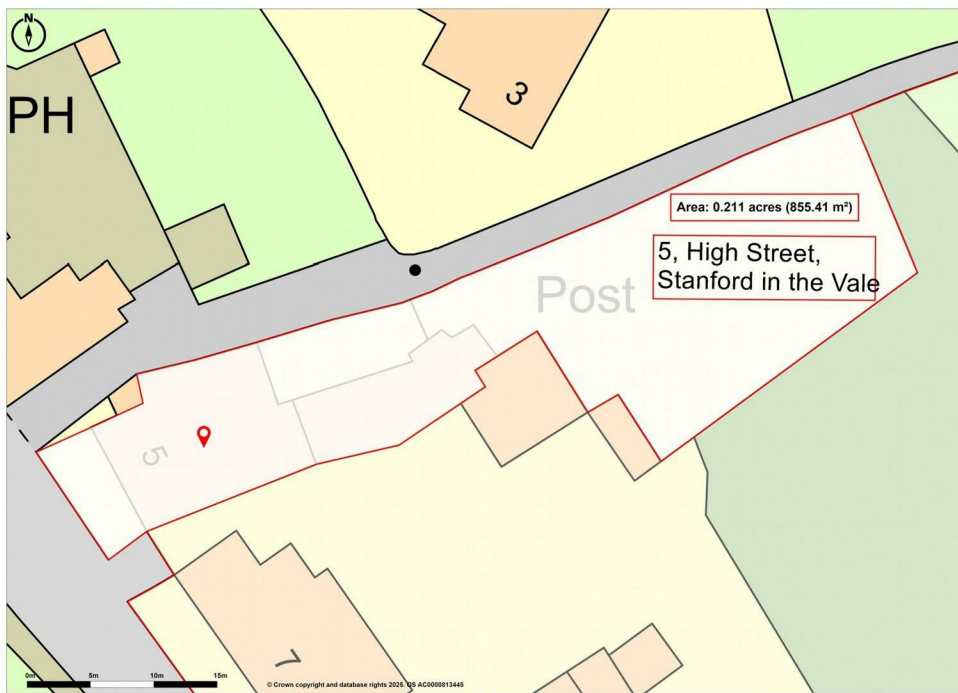
FIRST FLOOR

Denotes restricted head height

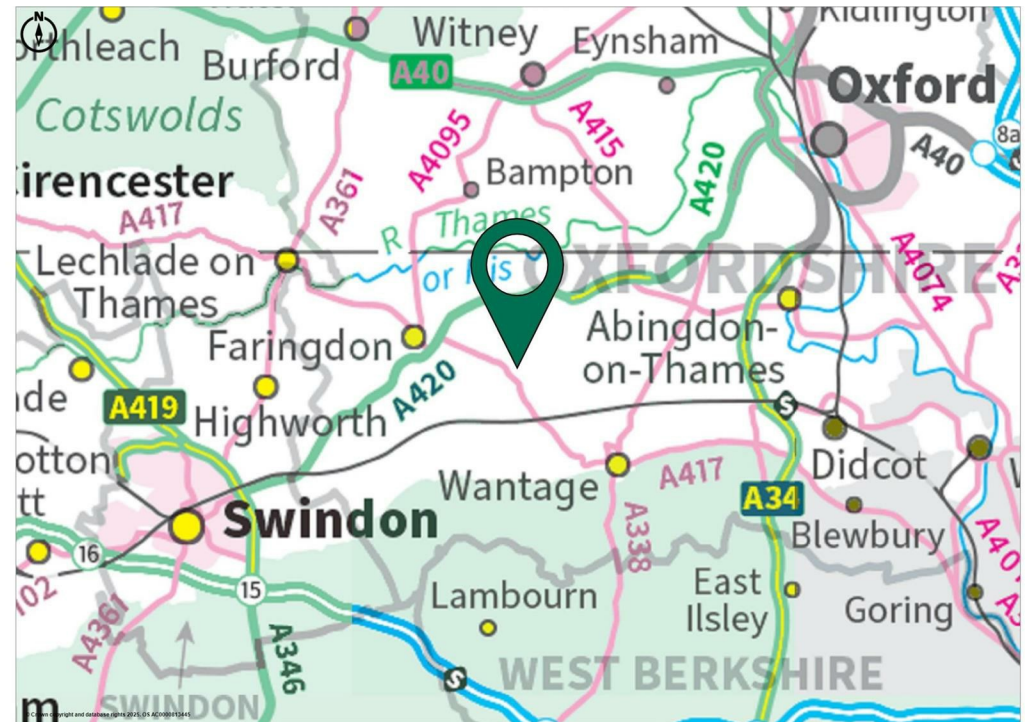


GROUND FLOOR





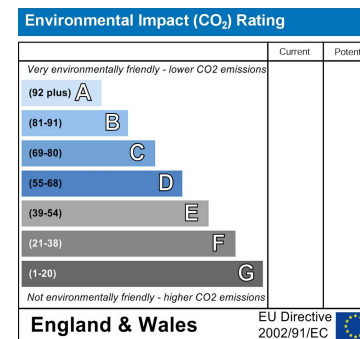
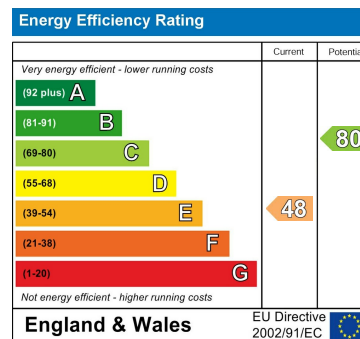
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Plotted Scale - 1:400. Paper Size - A4



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DIRECTIONS TO SN7 8HL

Leave Wantage Market Place via Mill Street, proceed over the double-mini roundabout onto the A417 Challow/Faringdon Road. Continue along this road for passing through the village of East Challow before coming to Stanford in the Vale. Upon entering the village turn right onto High Street and follow the road pass the shop and primary school. Following the road left around the corner the property will be found on the right hand side as identified by our D&S For Sale board.



Viewings strictly by prior appointment with the sole agents Douglas & Simmons

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