



Downs View Faringdon Road, Stanford in the Vale, Faringdon, SN7 8NP  
Offers In Excess Of £475,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An immaculately presented two-bedroom detached property with uninterrupted views of the surrounding farmland situated on the outskirts of the village of Stanford in the Vale.

This superb and uniquely designed accommodation comprises an entrance hall leading to a ground floor bathroom and bedroom with storage. The spacious sitting room features a fireplace with exposed brickwork, log burner, with glass doors providing access to the front of the property, and large windows affording glorious views of the countryside beyond.

The delightful kitchen is accessed via a small set of steps, has an array of eye and base level units, a range cooker, and double sink unit, in addition to French doors to the rear of the property.

There is a large, bright and airy bedroom situated on the first floor with access to eaves storage, and steps leading to a generous sized shower room with double sink, Velux windows and additional storage.

Outside, to the front of the property is a charming low-maintenance garden with picket fence, a gravel parking area with carport and gated access to the rear. The stunning rear garden is beautifully landscaped with patio area, mature shrubs, a versatile outdoor entertaining space and large storage shed.

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.





## Key Features

- Village location
- Large ensuite shower room
- Two bedroom detached
- Carport and driveway
- Extensive countryside views
- Large rear garden
- Council Tax Band; D, EPC Rating; C

## 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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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.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Approximate Gross Internal Area 989 sq ft - 92 sq m  
(Excluding Outbuilding)**

Ground Floor Area 620 sq ft – 58 sq m

First Floor Area 369 sq ft – 34 sq m

Outbuilding Area 299 sq ft – 28 sq m



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