



Plot 78 Lamberton Keene Acres, River Meadow

Guide Price **£550,000**

Waymark

Plot 78 Lamberton Keene Acres

River Meadow, Stanford in the Vale

The Lamberton at River Meadow is an impressive five-bedroom detached family home that perfectly balances modern family living with a peaceful village setting. Set within the highly sought-after River Meadow development in Stanford in the Vale, this beautifully designed home offers generous proportions, elegant finishes, and a practical layout ideal for contemporary lifestyles.

The accommodation is thoughtfully arranged over two floors. The ground floor features a bright and spacious open-plan kitchen, dining, and family area with French doors opening onto the rear garden—ideal for both entertaining and everyday family life. A separate dual-aspect living room provides a relaxing retreat, while a formal dining room, study, utility room, and W/C add to the home's functionality. Upstairs, the principal bedroom benefits from a modern en-suite shower room, accompanied by three further double bedrooms, a fifth single bedroom, and a modern family bathroom.

Externally, the property includes a private rear garden offering an ideal space for outdoor dining and relaxation. To the front, there is a private driveway providing off-street parking for two vehicles and a single garage. The plot enjoys a quiet position within the development, close to green open spaces and attractive landscaping, enhancing the sense of privacy and tranquillity.

The property is freehold and is connected to mains gas, electricity, water and drainage. The property is also very energy efficient and benefits from solar panels, a decentralised mechanical extract ventilation system which keeps fresh air circulating. As well as a EV car charging point. This property must be viewed to be fully appreciated.

- £10,000 Stamp Duty paid
- Modern Detached Family Home
- Five Spacious And Light Bedrooms
- Three Large Reception Rooms
- Including Impressive Open Plan Kitchen/Diner/Family Room
- Two Modern Bathrooms
- Utility Area & Downstairs W/C
- Driveway Parking And Garage
- Rear Garden With Well Stocked Rear Borders Creating Privacy





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River Meadow, Stanford in the Vale

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: TBD

Tenure: Freehold

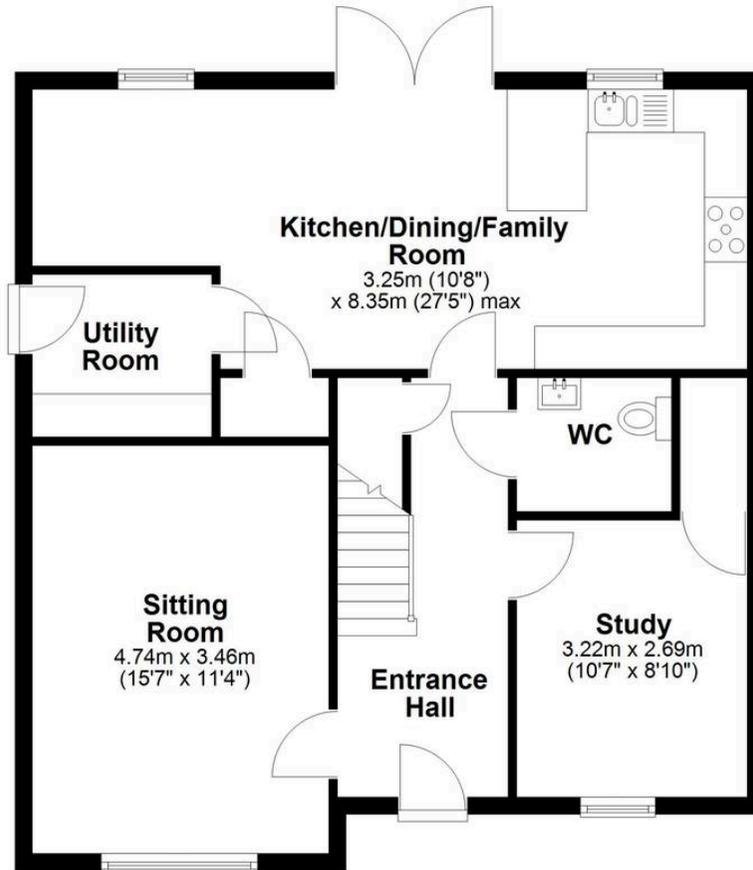






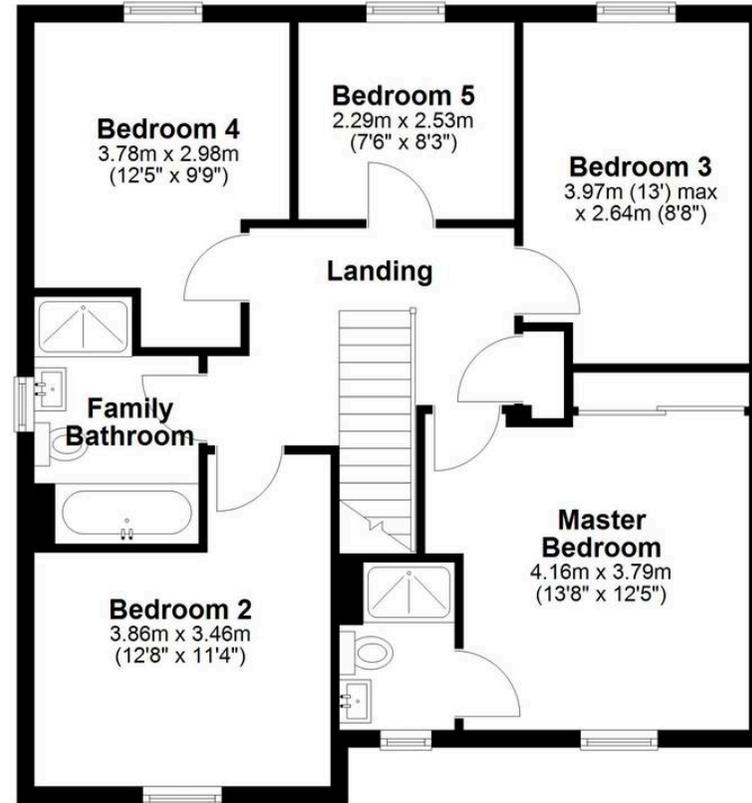
Ground Floor

Approx. 71.0 sq. metres (764.1 sq. feet)



First Floor

Approx. 71.0 sq. metres (764.1 sq. feet)



Total area: approx. 142.0 sq. metres (1528.2 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.