



51 Nursery End, Stanford In The Vale

Guide Price £350,000

Waymark

51 Nursery End

Stanford In The Vale, Faringdon

A fantastic opportunity to purchase this beautiful three bedroom family home which is located at the end of a quiet no-through road in the popular village of Stanford in the Vale. The property is walking distance to the High Street and amenities including local shop, café, public house and well regarded primary school. The property also benefits from two spacious reception rooms, three bedrooms, two modern bathrooms, landscaped rear garden, driveway parking and garage.

The property is in immaculate condition throughout and the accommodation comprises; Entrance hall, downstairs w/c, open plan kitchen/diner with built-in appliances and bay window, sitting room with French doors out to the garden, landing, modern family bathroom with shower over the bath, three light and airy bedrooms all with built-in storage. Master bedroom benefitting from both large fitted wardrobes and modern en-suite shower room.

Outside there is driveway parking leading up to the garage which provides off-street parking and storage. The rear garden has been beautifully landscaped for easy maintenance, including two paved patio areas, a pergola, and artificial grass, making it perfect for outside dining and entertaining.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating as well as upvc double glazing. The property is very energy efficient with an EPC rating of B. This property must be viewed to be fully appreciated.

- Three Bedroom Family Home
- Two Reception Rooms
- Including Open Plan Kitchen/Diner With Built-In Appliances
- Sitting Room With Access To Garden
- Two Modern Bathrooms And Downstairs W/C
- Master Bedroom With Large Fitted Wardrobes And En-Suite Shower Room
- Landscaped Easy To Maintain Garden
- Driveway Parking And Garage
- Quiet No Through Road, Close To Amenities
- Popular Village Location - Viewing Highly Advised!





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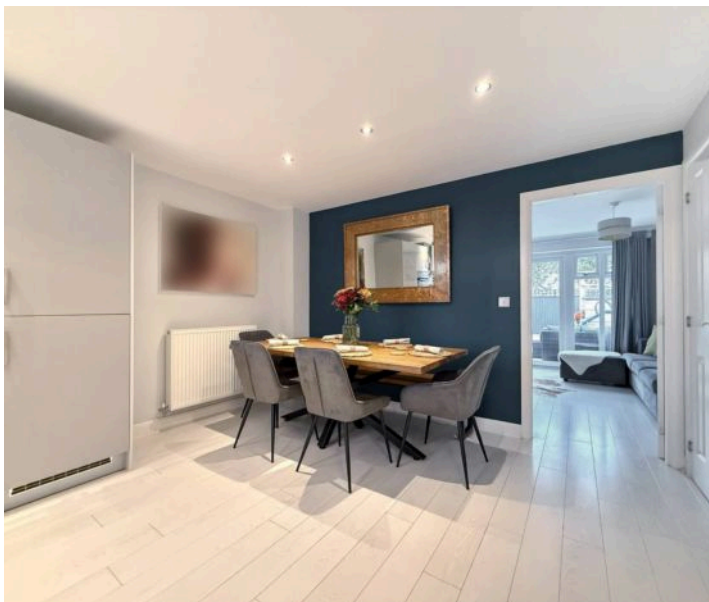
Stanford in the Vale is a popular and thriving Downland village situated in the Vale of the White Horse. Situated midway between the market towns of Wantage (6 miles) and Faringdon (5 miles), easily accessible from the A417, the village has an array of amenities with a pub, church, Co-op convenience 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: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

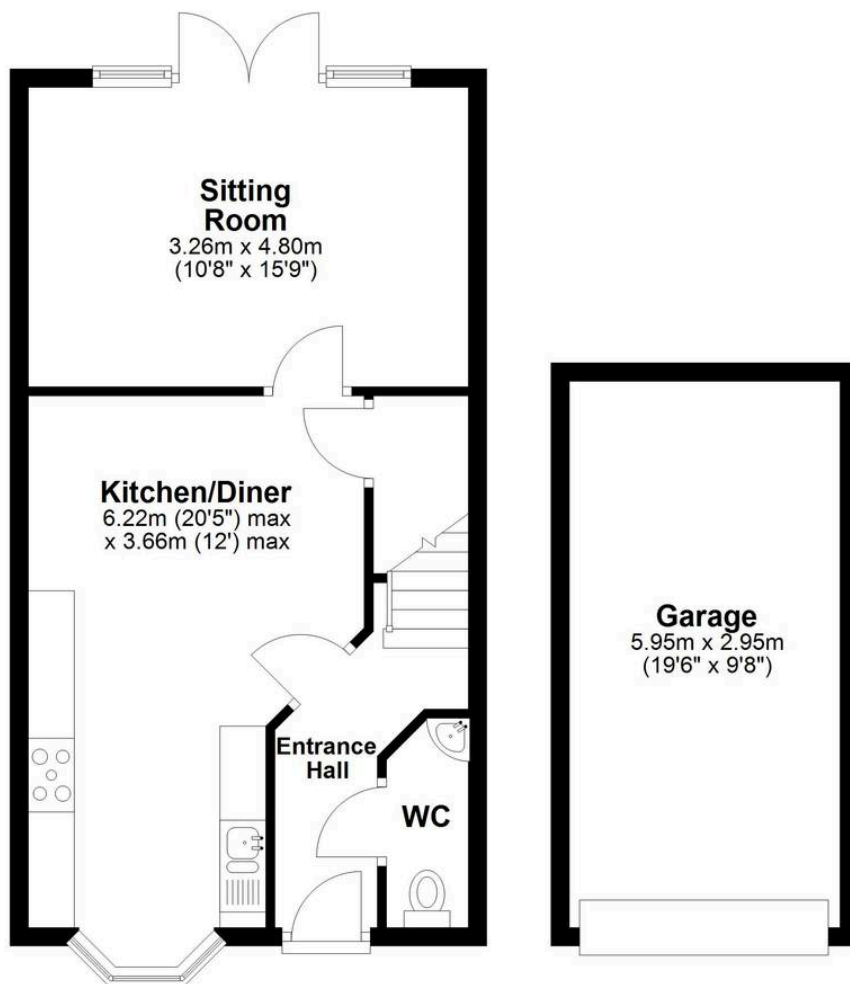






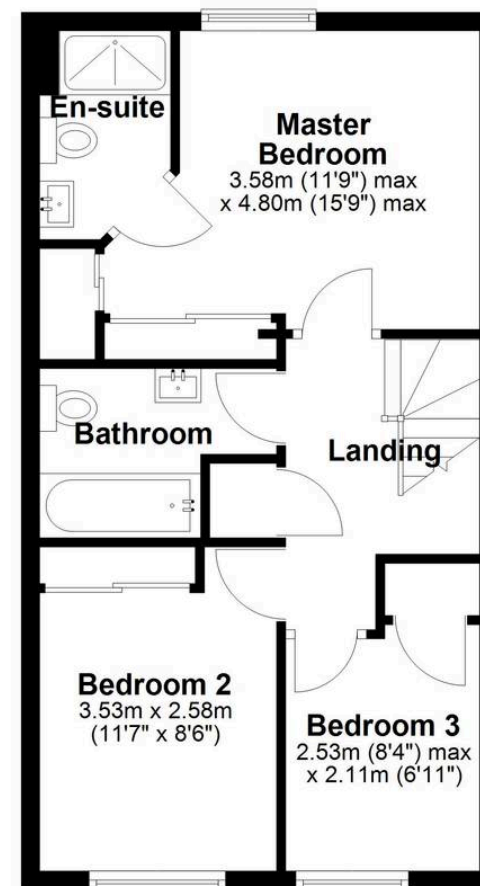
Ground Floor

Approx. 61.6 sq. metres (663.2 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.5 sq. feet)



Total area: approx. 105.5 sq. metres (1135.7 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

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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.