



42 Nursery End, Stanford In The Vale  
Guide Price £425,000

Waymark

## 42 Nursery End

Stanford In The Vale, Faringdon

A fantastic opportunity to purchase this stunning, light and spacious three bedroom detached extended stone family home, complete with two/three reception rooms, two bathrooms, sunny south facing garden, garage and off-street parking for two cars. Situated in the sought-after village of Stanford in the Vale, and only a short walk to local amenities including supermarket, post office, café, public house and outstanding primary school. With a short distance drive to the A420 & M4, excellent for Oxford & Swindon.

The property is immaculate throughout and has been extended by the current owners. The accommodation now comprises; Entrance hall, downstairs w/c, utility room with space for both washer & dryer, open-plan kitchen/diner with built-in appliances which flows into the family room with French doors out to the garden, spacious double aspect sitting room, landing, family bathroom, three good size bedrooms including two doubles both with built-in wardrobes and master with en-suite.

Outside, to the side of the property there is a driveway leading up to the detached garage providing off-street parking for two cars. The rear garden is mainly laid to lawn along with a paved patio area perfect for outside dining and entertaining. There is also a side gate to garage and drive way. The garden is enclosed with an attractive stone wall.

The property is freehold and connected to mains gas, electricity, water and drainage. There is mains gas central heating and upvc double glazing.

- Extended Detached Family Home
- Three Spacious And Light Bedrooms
- Two/Three Reception Rooms
- Including Impressive Open Plan Kitchen/Diner/Family Rooms
- Dual Aspect Sitting Room
- Two Modern Bathrooms
- Utility Area & Downstairs W/C
- Driveway Parking
- Detached Single Garage





## 42 Nursery End

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: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

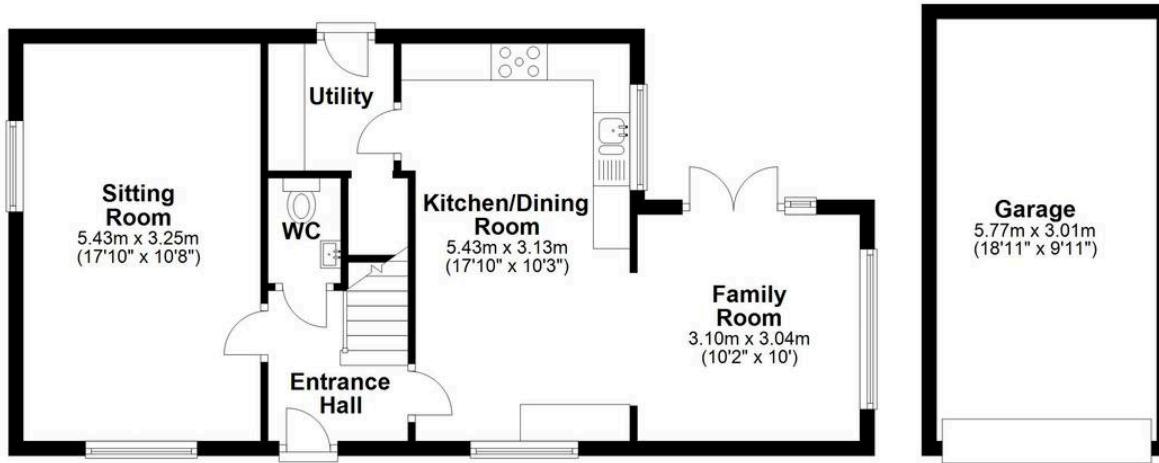






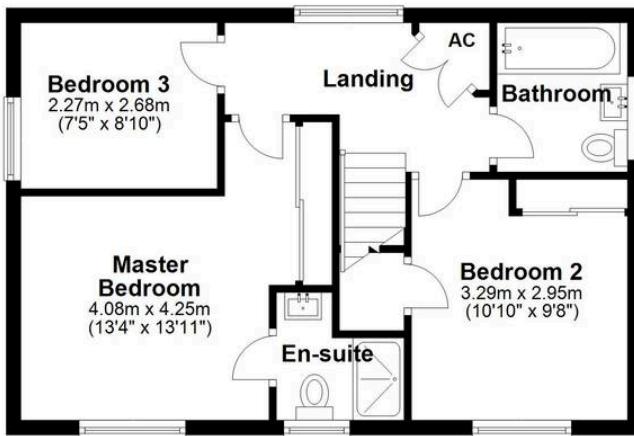
### Ground Floor

Approx. 72.1 sq. metres (776.3 sq. feet)



### First Floor

Approx. 45.0 sq. metres (484.6 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

## Waymark Property Limited

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