

5 Treadwells, Stanford In The Vale

In Excess of £350,000

Waymark

5 Treadwells

Stanford In The Vale, Faringdon

A fantastic opportunity to purchase this three-bedroom family home, situated in the heart of the popular village of Stanford in the Vale. The property is conveniently located close to local amenities, including a village shop, café, pub and well-regarded primary school. Further benefits include two reception rooms, a dedicated office space, driveway parking and an enclosed rear garden with an additional office/summer house.

The flexible accommodation comprises an entrance hall, utility room, family bathroom, open-plan kitchen/diner and a spacious triple-aspect sitting room featuring a wood-burning stove. On the first floor, the landing benefits from a large built-in wardrobe providing excellent storage, along with access to a separate WC, a dedicated office space and two double bedrooms.

Externally, the property benefits from driveway parking for approximately two to three vehicles to the front. The rear garden is predominantly laid to lawn, with a paved patio area ideal for outdoor dining and entertaining. There is also a separate office/summer house, complete with power, lighting and internet connection, making it ideal for home working.

The property is freehold and connected to mains electricity, water and drainage. Further benefits include oil-fired central heating and double-glazed windows.

An internal viewing is highly recommended to fully appreciate the space, flexibility and location this property has to offer.









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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: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three Bedroom Family Home
- Two Spacious Reception Rooms
- Including Open Plan Kitchen/Diner
- Dual Aspect Sitting Room With Wood Burner
- Office Space
- Utility Room
- Family Bathroom And Separate W/C
- Driveway Parking For Two/Three Vehicles
- Rear Garden With Outside Office/Summer House


-15°c
CYCLOPENTANE









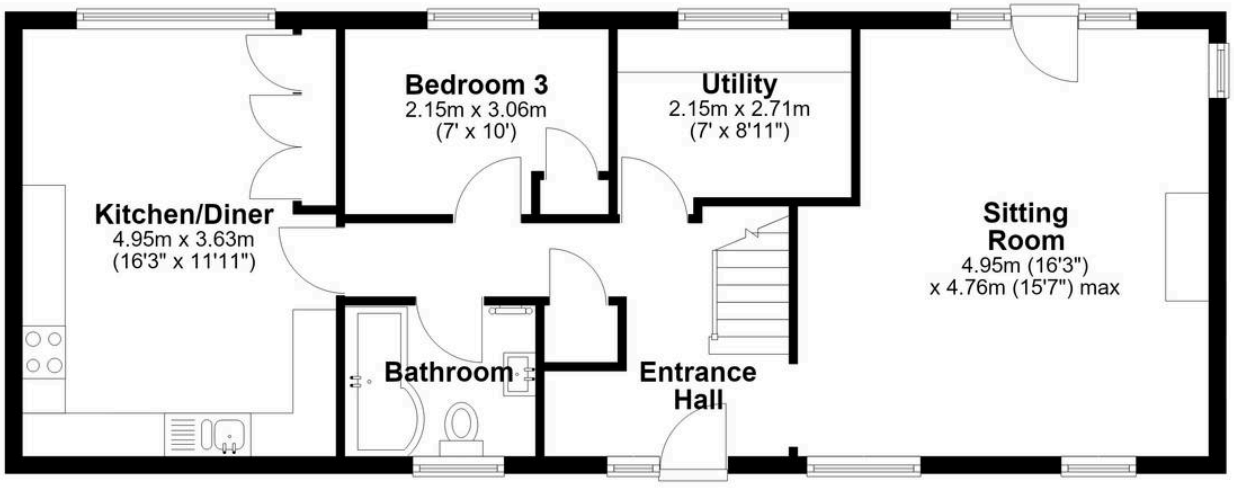






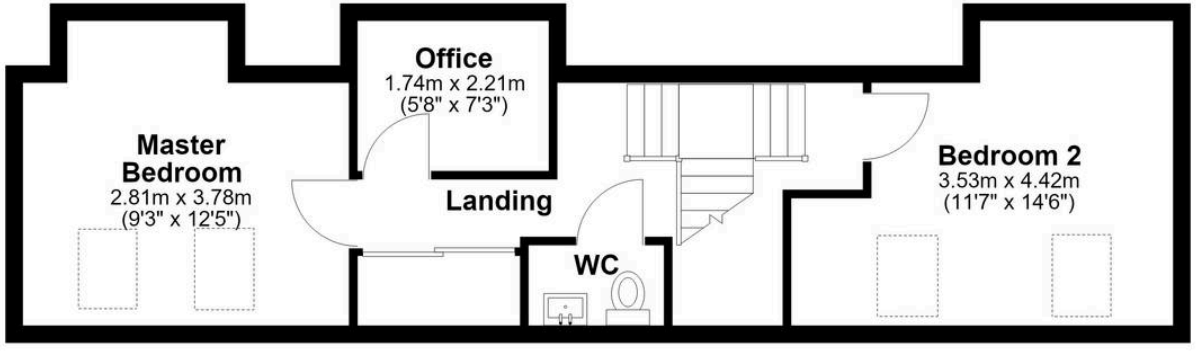
Ground Floor

Approx. 68.0 sq. metres (731.6 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.2 sq. feet)



Total area: approx. 109.9 sq. metres (1182.8 sq. feet)

This floor paln 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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