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4 SPENCERS CLOSE, STANFORD IN THE VALE, FARINGDON, OXFORDSHIRE, SN7 8NG



- No onward chain
- South-westerly facing rear garden
- Double garage
- Study
- 2,278 sqft of accommodation
- Desirable village location

Guide Price £575,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE ABINGDON BRANCH ON 01235 526907



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PROPERTY DESCRIPTION

This chain free, substantial four bedroom detached house with a south-westerly garden, double garage and driveway is nestled away in a highly sought after part of desirable Stanford-in-the-Vale. EPC Rating C.

LOCAL INFORMATION

Stanford in the Vale is an appealing and thriving downland village in the arresting Vale of the White Horse forming part of South Oxfordshire, famous for its ancient prehistoric chalk horse on the South Downs where, it is also believed, St George slayed the dragon. Situated midway between market towns Wantage 6 miles and Faringdon 5 miles, easily accessible from the A417, the village itself caters for day-to-day needs with a modern supermarket, post office, popular primary school and pre-school, village hall and two traditional public houses. Both Wantage and Faringdon offer a further comprehensive range of shopping, leisure and recreational facilities as well as a variety of regular markets and in addition there is a pleasing variety of restaurants and gastro pubs within the surrounding area. The city of Oxford 16 miles and the commercial centre of Swindon 15 miles are easily accessed via the A420, and Oxford and Didcot 17 miles have mainline train services to London (Paddington) in under 1 hour. There is an excellent selection of both state and private education within the locality including Radley College, Abingdon School, St Helen & St Katherine and The Manor Prep, Cokethorpe, St Hughs, Ferndale Prep, St Edwards. Well regarded comprehensive schools at Wantage and Faringdon. Heathrow Airport circa 1.2 hours. Outdoor pursuits locally include golf courses Frilford Heath and Carswell, near Faringdon and equestrian centres at neighbouring Goosey and Gainfield.

ACCOMMODATION

This impressive family home consists an entrance hall, of which to the right hand side, there is access to a spacious double garage which has one electric up & over door (LHS), a 'work shop' area and access to the rear garden. To the



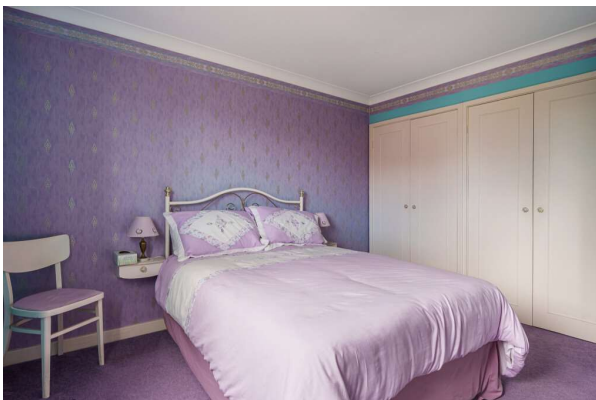
left hand side, access to the main section of the house which includes a downstairs W/C with storage cupboard, a useful study that overlooks the front garden, a large living room with a wood-burning stove overlooking the south westerly facing rear garden and separate dining room. There is a well appointed kitchen/breakfast room, with a range of matching wall & base units, rolled edge worktops with a 1 & 1/2 sink with drainer, integrated appliances including; electric double oven, gas hob, cooker hood and space & plumbing for an undercounter dishwasher. There is a versatile utility room with a section of worktop, single sink and space & plumbing for a washing machine & tumble dryer. The first floor consists of four good sized bedrooms, all of which have built-in wardrobes, with the main bedroom benefiting from an ensuite shower room and a family bathroom with a low level w.c, hand basin, bath and separate shower.

OUTSIDE SPACE

There is a large, well maintained mature rear garden space that is mainly laid to lawn with well stocked borders, green house, shed, side access and pond all of which enjoying a south-westerly aspect. To the front of the property is a double garage, with one electric up & over door (LHS), power & light, and a driveway providing ample parking.

LOCAL AUTHORITY and SERVICES

Vale of White Horse District Council - Council Tax Band F. Mains gas, electric, water & drainage. Gas central heating & double glazing throughout.





CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

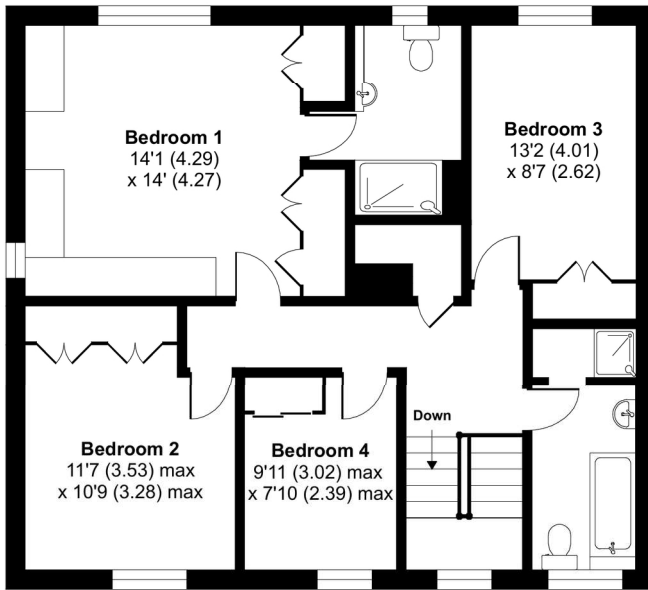
BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

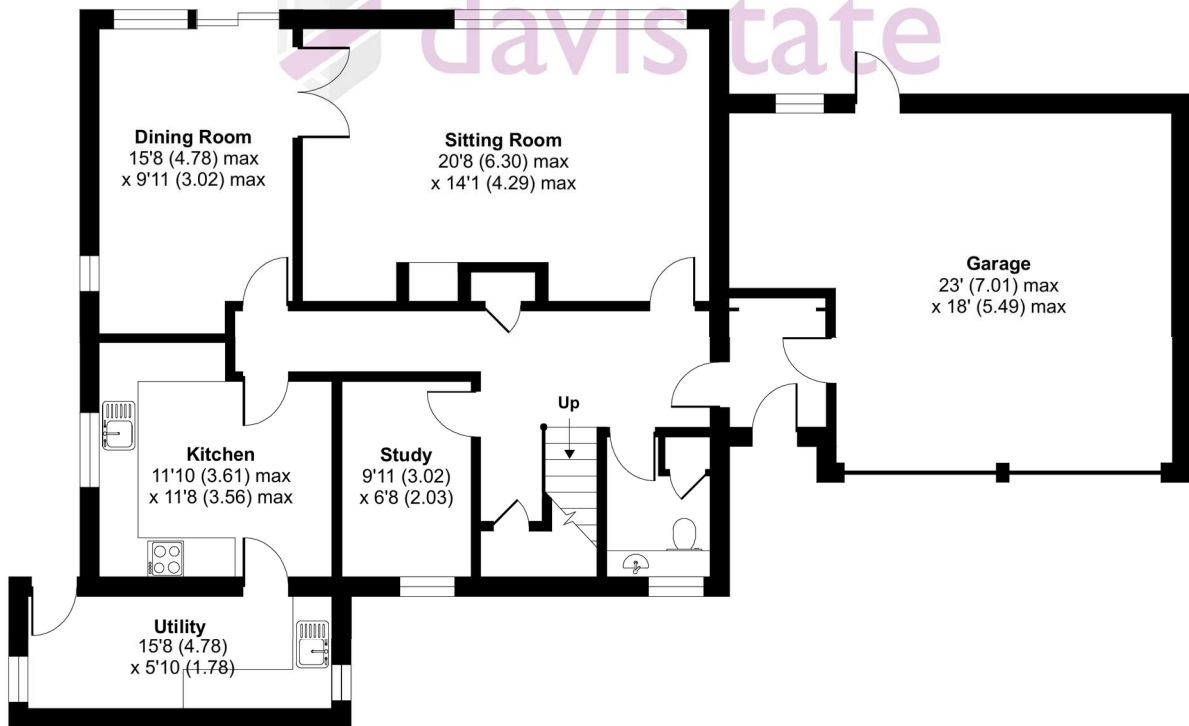
REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 1917 sq ft / 178.1 sq m
Garage = 361 sq ft / 33.5 sq m
Total = 2278 sq ft / 211.6 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Davis Tate. REF: 1015381