



Hunters Field, Stanford in the Vale SN7 8LR

Offers invited £330,000

Priced to sell! A link detached bungalow offering spacious, versatile accommodation and garage.

## The Property

Priced to sell! A link detached bungalow situated on a corner plot in the heart of the village and within walking distance of local amenities.

This property has been in the process of refurbishment and includes a newly fitted oil combination boiler and alarmed oil tank, oak internal doors and re-plastering throughout - a blank canvas ready for the finishing touches.

The bungalow offers versatile and spacious accommodation, including an entrance hall leading through to a useful study/playroom and a refitted kitchen with a range of wall and floor mounted units with oak finish and integrated appliances.

The sitting room enjoys French doors opening to the rear garden, there are three good sized bedrooms and the accommodation is completed by the superbly refitted bathroom which comprises a white panelled bath, WC, wash hand basin and a separate shower cubicle.

Outside, there is driveway parking for multiple vehicles and a single garage. Gardens wrap around the side and rear of the property and are laid mostly to lawn, enclosed with fencing and mature trees.

## Directions

From Faringdon, take the A417 in the direction of Wantage and after approximately four miles, go over the roundabout and take the next turning on the left into the High Street. Immediately before the supermarket on the right hand side and the school on the left hand side, turn left into Hunters Field and the property can be found shortly afterwards on the left hand side identified by our 'For Sale' board

## Viewings

Strictly by appointment only – appointments to view should be made through our Faringdon Office – 01367 240356.

**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. Room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. Measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. In addition photography, either internal or external may have been taken with the use of a wide angled lens.

## Local Authority

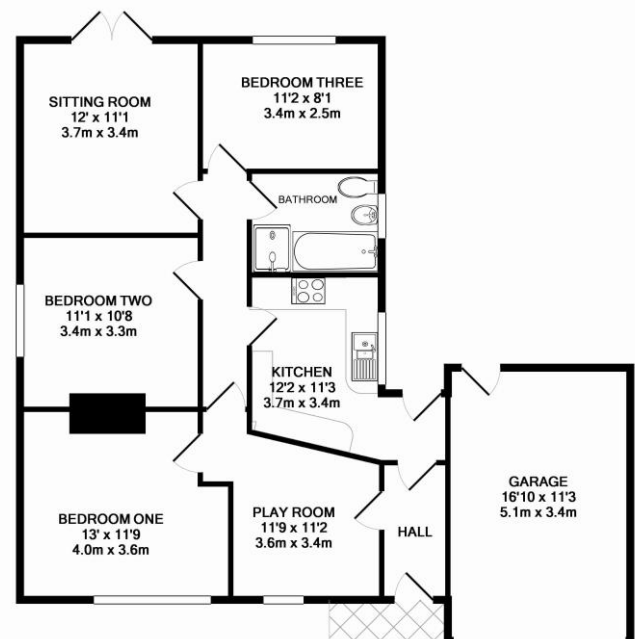
Vale of the White Horse District Council

## Services and Tenure

We believe the property is served by mains electricity, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

## EPC RATING: E

Ref: FAR/4124/MDM/110915



TOTAL APPROX. FLOOR AREA 994 SQ.FT. (92.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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