



Coxwell Street, Faringdon  
Oxfordshire

Waymark

# Coxwell Street, Faringdon SN7 7HA

Oxfordshire

Freehold

**3/4 Bedrooms | Sitting Room With Wood Burning Stove | Open Plan Kitchen Diner | Garden Room | Annex/Home Office | Private Rear Garden | Utility Room | Walking Distance From The Town Centre**

## Description

A deceptively large period property, with a useful annex, conveniently located within walking distance of the town centre of Faringdon. The front door leads into an entrance hall which has a useful storage cupboard. To the left is the sitting room which has an attractive fire place and wood burning stove. Beyond is the open plan kitchen/dining room with a range of bespoke kitchen units and a large central island. To the rear of the property is a garden room which has double doors out to the garden and could be used as additional dining space or as a family/play room. Along a corridor is the annex which provides additional living/bedroom/office space together with a shower room. Stairs from the ground floor of the annex lead up to a mezzanine bedroom space. A utility room accessed from the kitchen completes the ground floor.

Stairs from the front hall lead to the first floor where there is the master bedroom which has a useful mezzanine floor and two further bedrooms. The family bathroom is spacious and has a separate bath and shower. There is a separate WC on the first floor.

Externally to the rear of the property is a private and self-contained garden which has been terraced to provide a pleasant mix of paved seating areas, lawn and established planting.

The property is freehold and is connected to mains gas, electric, water and drainage.

## Location

The historic market town of Faringdon, which dates back to the 12th Century, is located almost equidistant of Swindon and Oxford on the A420 which leads to the A34, M40 and M4. Mainline railway services to London run from Swindon, Oxford City, Oxford Parkway and Didcot Parkway. The town is served by the Stagecoach S6 bus which runs a regular ½ hourly service through much of the day to Swindon and Oxford and the villages en-route. The town itself has a thriving community and amenities such as the leisure centre, library, independent traders, doctors' surgery, two primary schools, and a secondary school. In 2004, Faringdon became the first Fairtrade town in the South East of England. A recent retail development includes a Waitrose and an Aldi supermarket, with further retail planned, in addition to the existing Tesco store.

## Viewing Information

Viewings by appointment only please.

## Local Authority

Vale of the White Horse District Council

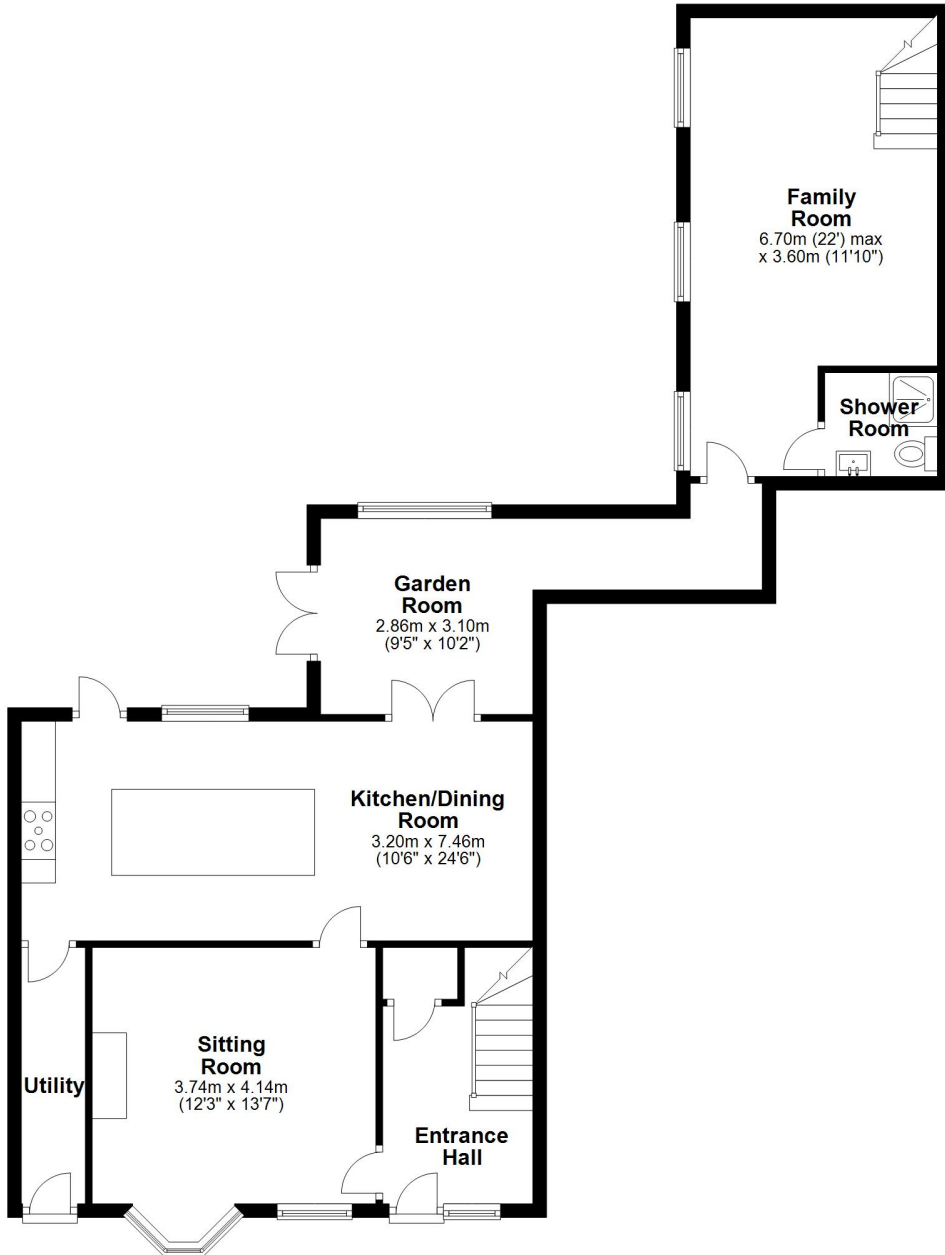


T: 01367 820 070

E: [enquiries@waymarkproperty.co.uk](mailto:enquiries@waymarkproperty.co.uk)

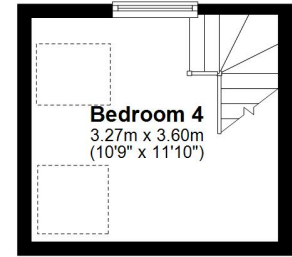
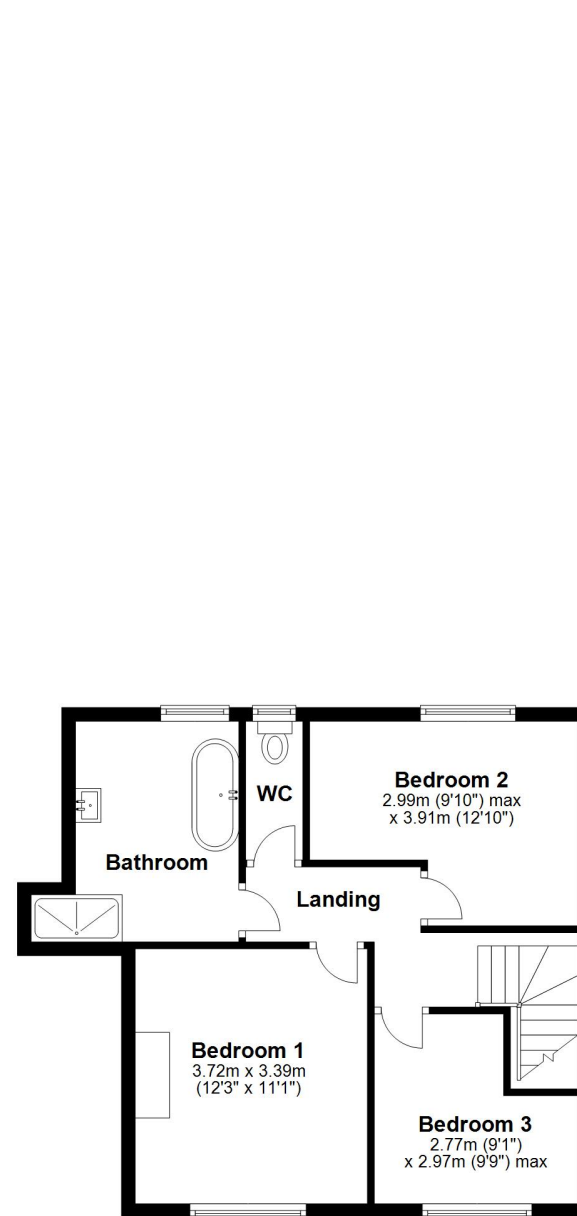
### Ground Floor

Approx. 90.1 sq. metres (970.0 sq. feet)



### First Floor

Approx. 60.5 sq. metres (651.3 sq. feet)



**Total area: approx. 150.6 sq. metres (1621.3 sq. feet)**

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.

