



Gravel Walk, Faringdon
Oxfordshire, Offers in Excess of £250,000

Waymark

Gravel Walk, Faringdon SN7 7JW

Oxfordshire

Freehold

Quiet and private position | Wood burning stove | 3 bedrooms | Open plan dining/living space | Additional ground floor reception room | Small utility room | Mature garden | No onward chain | Walking distance from the town centre

Description

Tucked away along a private path, this attached cottage is a bit of a hidden gem. The front door leads into an entrance hall, to the left is the open plan living space which is lovely and light with double doors out to the garden as well as a log burning stove for those cosier evenings. The kitchen is to the rear of the property and provides a mixture of wall and floor mounted units, there is a useful small utility to the side of the kitchen. Beyond the sitting room is a rear hall, off which is the shower room and an additional reception room which could be used as a ground floor bedroom or a home office.

Stairs from the hall lead to the first floor where there are two double bedrooms, both with fitted wardrobes. There is a third bedroom which has restricted height in places.

The gardens are to the front of the property and are mature, which provides privacy. There is a paved seating area, lawn and a timber storage shed.

The property is heated centrally via a gas fired boiler and is connected to mains water, electricity and sewerage. We understand the property is freehold.

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 are by appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: C



Waymark
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

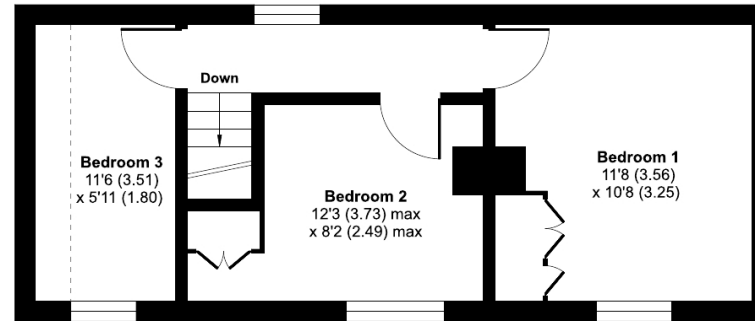
Gravel Walk, Faringdon, SN7

Approximate Area = 1008 sq ft / 93.6 sq m

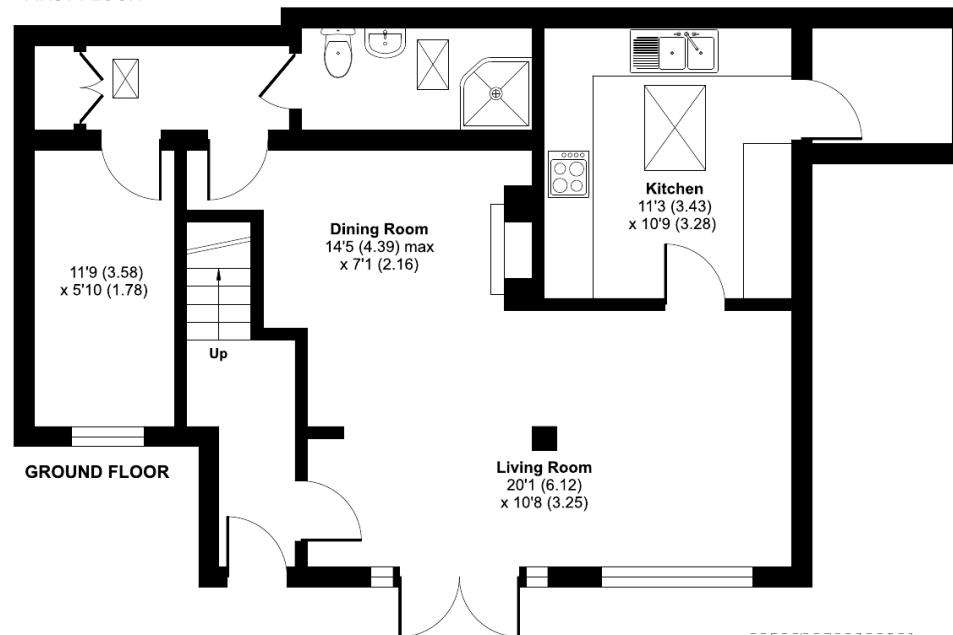
Limited Use Area(s) = 17 sq ft / 1.5 sq m

Total = 1025 sq ft / 95.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Waymark Property. REF: 852086

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