



Pearce Drive, Faringdon
Oxfordshire, Offers in Excess of £625,000

Waymark

Pearce Drive, Faringdon SN7 7ND

Oxfordshire

Freehold

Substantial Detached Family Home | Five Double Bedrooms | Three Bathrooms | Four Reception Rooms | Including Open Plan Kitchen Diner With Access To Garden | Utility & Downstairs W/C | Off-Street Parking And Double Garage | Rear Garden With Patio Area | Popular And Sought After Location

Description

A fantastic opportunity to purchase this stunning and substantial detached five double bedroom family home. This beautiful property is situated in a popular and sought after location on the edge of Faringdon, and benefits from five double bedrooms, four reception rooms, three bathrooms, off-street parking and double garage.

The property is circa 2,560 sq foot and comprises; Entrance hall, downstairs w/c, utility room with access out to driveway, modern open plan kitchen/diner complete with island and french doors out to the garden, spacious dual aspect sitting room, family room, dual aspect office, landing, modern family bathroom with both walk-in shower and bath and five spacious and light double bedrooms, master and second bedrooms both with modern en-suite's and master bedroom with large dressing room with built-in wardrobes.

Outside there is a driveway leading to the detached double garage (complete with power and lighting) which provides plenty of off-street parking. The rear garden is mainly laid to lawn along with a paved patio area. The rear garden also benefits from pedestrian access to the garage and side access.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating and upvc double glazing throughout. There is also circa 8 years left of NHBC warranty. This beautiful home must be viewed to be fully appreciated.

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

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: G

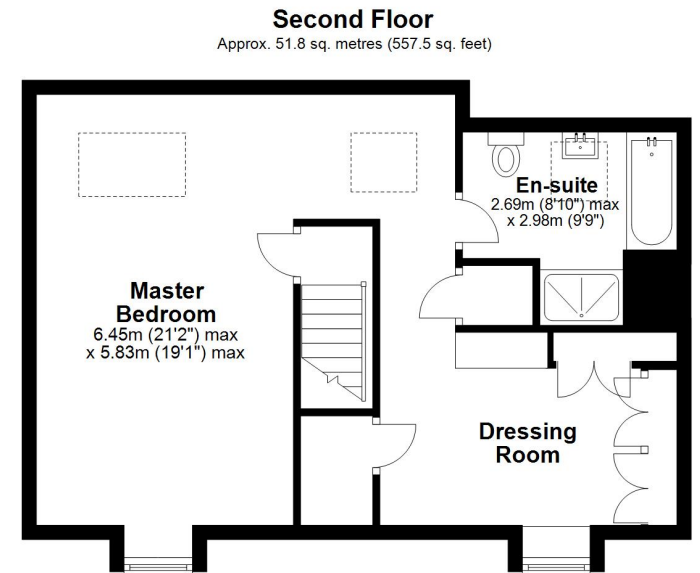
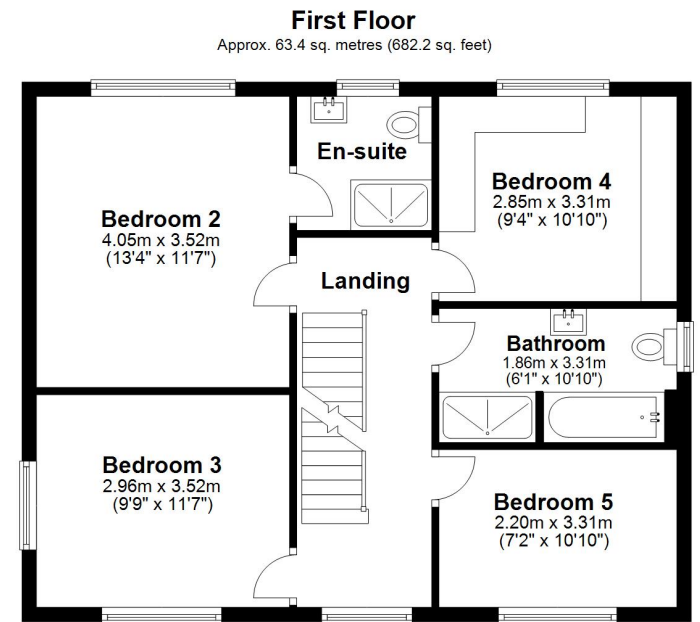
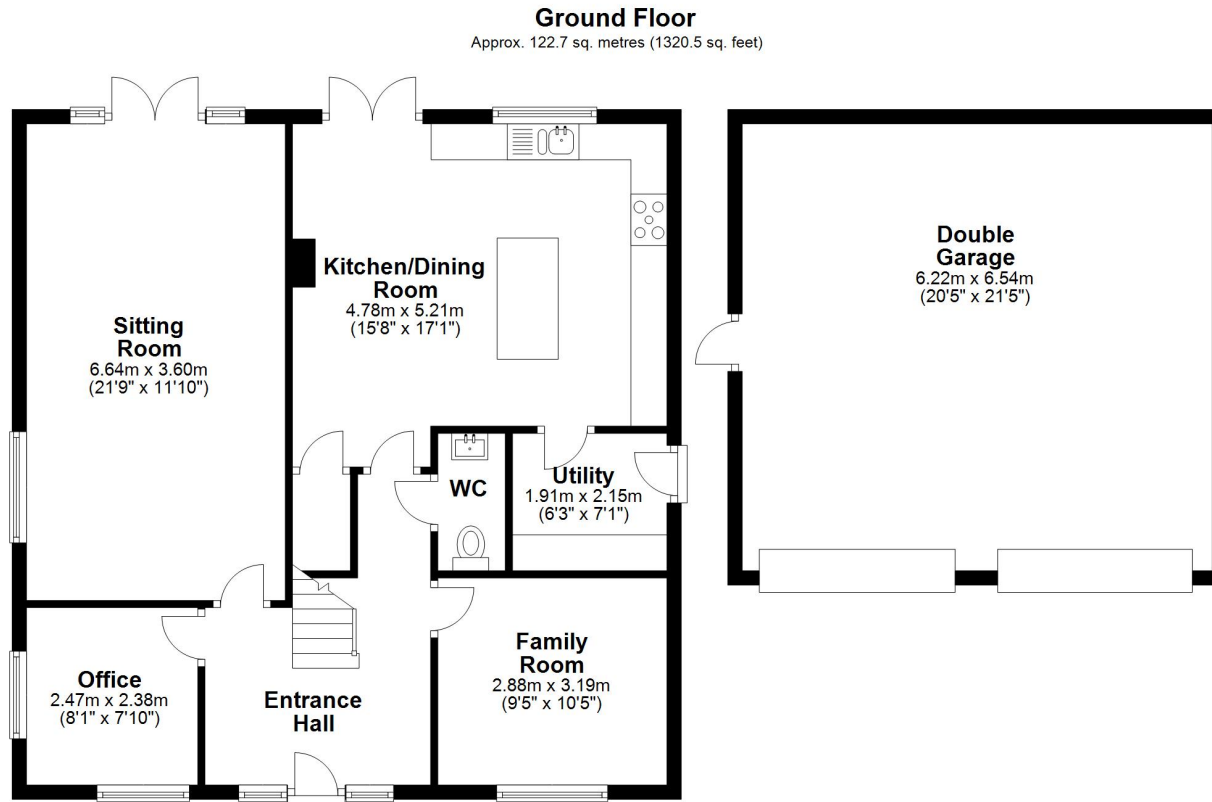


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	86	92
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 237.9 sq. metres (2560.2 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.

