



Stanford Road, Faringdon
Oxfordshire, Guide Price £325,000

Waymark

Stanford Road, Faringdon SN7 8HA

Oxfordshire

Freehold

Chain Free | Semi-Detached Cottage | Three Bedrooms | Newly Fitted Kitchen And Bathroom | Sitting Room With Wood Burner | Front & Rear Gardens | Off-Street Parking And Garage | Large Workshop 18 x 16 FT | Newly Fitted Oil Fired Boiler | Views Of Open Countryside | Private And Quiet Location

Description

A fantastic opportunity to purchase this newly refurbished three bedroom cottage which is located in a private and quiet position in the countryside, midway between the market town of Faringdon and village of Stanford in the Vale. The property is located down a private road just off the A417 and benefits from both front and rear gardens, off-street parking, garage and large workshop.

The cottage is offered to the market chain free and comprises; Entrance hall, newly fitted kitchen, sitting room with wood burner, newly installed bathroom, hallway with access to storage, landing and three spacious and light bedrooms.

The property has been redecorated from top to bottom as well as having a newly installed oil fired Worcester Bosch boiler along with all new radiators. The property has also been re-wired with an EICR report present.

Externally there is a off-street parking which leads up to the single garage. The front garden is private and has a rockery as well as mature shrubs. The rear garden is laid to lawn along with a large 18 x 16 ft workshop. The property also benefits from far reaching views over open countryside to the front.

The property is freehold and is connected to mains electricity and water. There is private drainage via a shared septic tank. This property must be viewed to be fully appreciated.

Location

Kitemoor Cottages is located between Faringdon and Stanford in the Vale and is located down a private road off the A417 and surrounded by beautiful countryside.

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: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		98
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

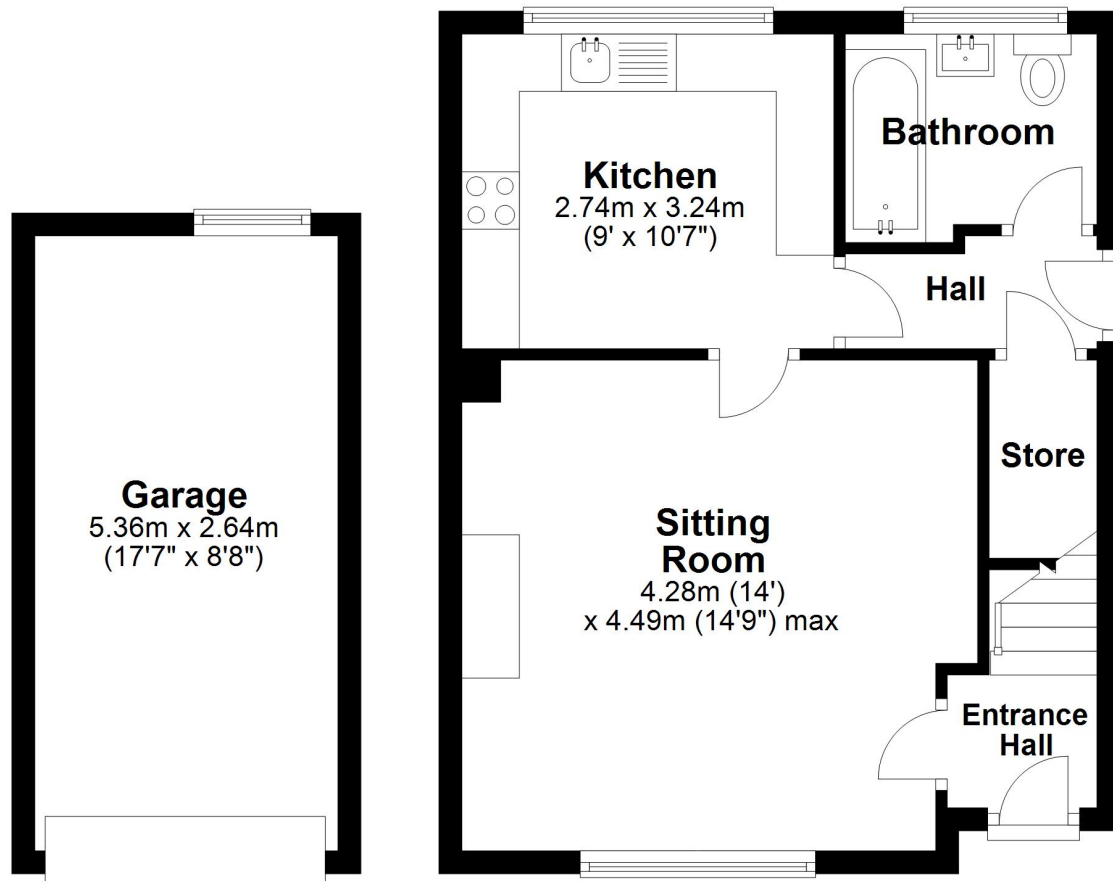


Waymark
Faringdon Office

T: 01367 820070
E: faringdon@waymarkproperty.co.uk

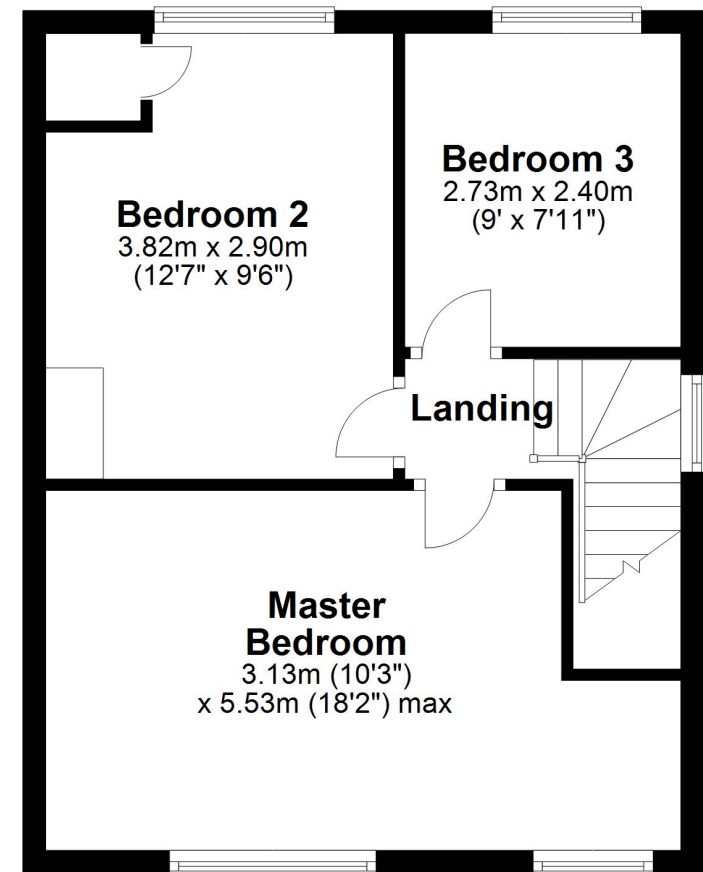
Ground Floor

Approx. 52.9 sq. metres (569.8 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.1 sq. feet)



Total area: approx. 91.6 sq. metres (985.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

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.

