



Berry Close, Faringdon
Oxfordshire, Offers Over £425,000

Waymark

Berry Close, Faringdon SN7 7FL

Oxfordshire

Freehold

Gated And Private Community | Three/Four Spacious Double Bedrooms | Two/Three Reception Rooms | Flexible Accommodation Over Three Floors | Two Bathrooms | Utility & Downstairs W/C | Garage Complete With Workshop And Electric Door | Off-Street Parking | Landscaped Easy To Maintain Garden | Popular & Sought After Location | Walking Distance To Market Place, Amenities, Leisure Centre & Bus Stop

Description

A fantastic opportunity to purchase a very special property which is located in the highly desirable Berry Close in Faringdon. Berry Close is a small, bespoke, gated development which was built in 2008 and benefits from a caring community within. The area is peaceful and the grounds have been landscaped with mature well stocked flower beds and borders which provide privacy. The property itself is light, spacious and benefits from flexible accommodation throughout. The property is set to the rear of the development complete with a South-West facing garden, dedicated parking and spacious garage with extra storage room and electric garage door. You are excellently placed in Faringdon as you are a five minute walk from the market place, amenities, both primary and secondary schools, leisure centre and choice of public houses, restaurants and cafes.

The property is immaculate throughout and comprises; Entrance hall with built-in storage cupboard, downstairs w/c, utility room with additional storage, fitted kitchen/breakfast room with all built-in appliances, spacious and light sitting/dining room with French doors out to the landscaped garden, landing, and four spacious double bedrooms and two bathrooms which are split evenly between both the first and second floors. Master and second bedroom with built-in wardrobes and the benefit of sharing a jack and jill en-suite bathroom with both walk-in shower and bath.

Externally there is an electric gate to the front of the development providing privacy and access to your parking and garage. To the rear of the property is a sunny South-West facing garden which has been beautifully landscaped and is easy to maintain. The garden is well stocked with specimen trees and shrubs, it also benefits from high-quality artificial grass. There is also a gate to the rear of the garden which provides side access to the property.

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. This property 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, Aldi supermarket, as well as a Home Bargains, in addition to the existing Tesco store.

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(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	

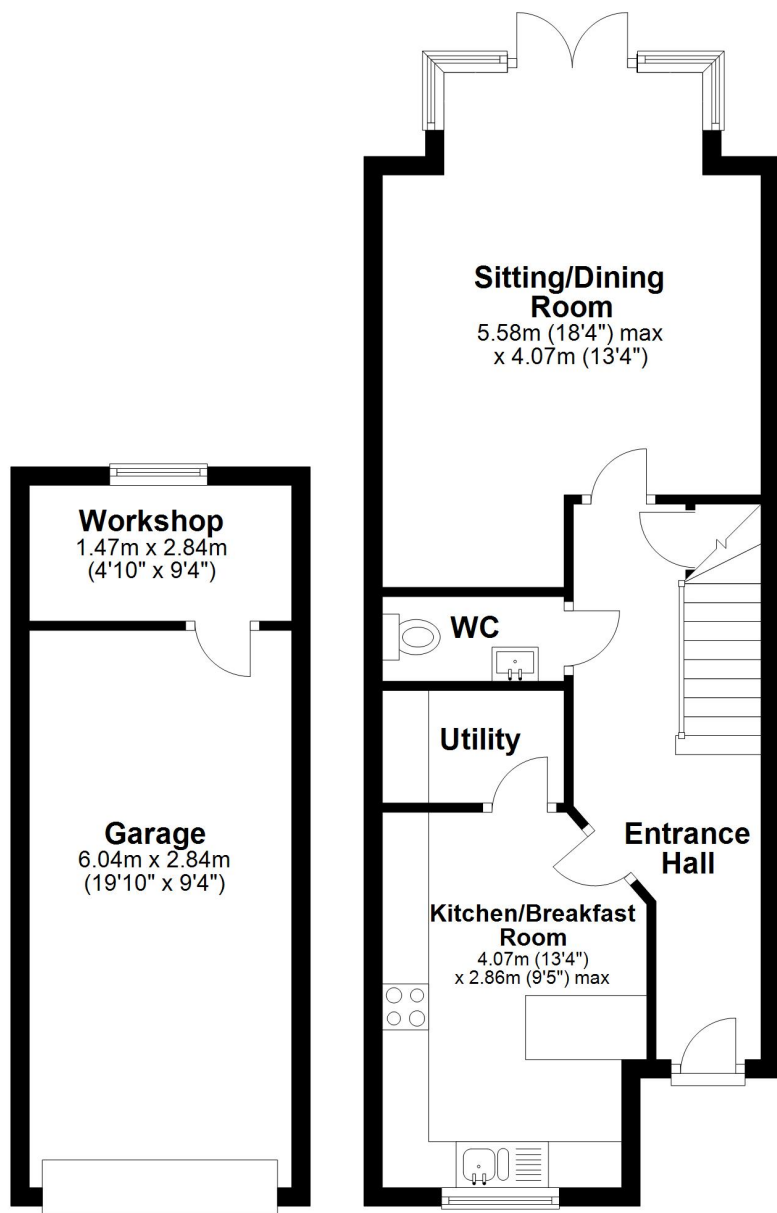


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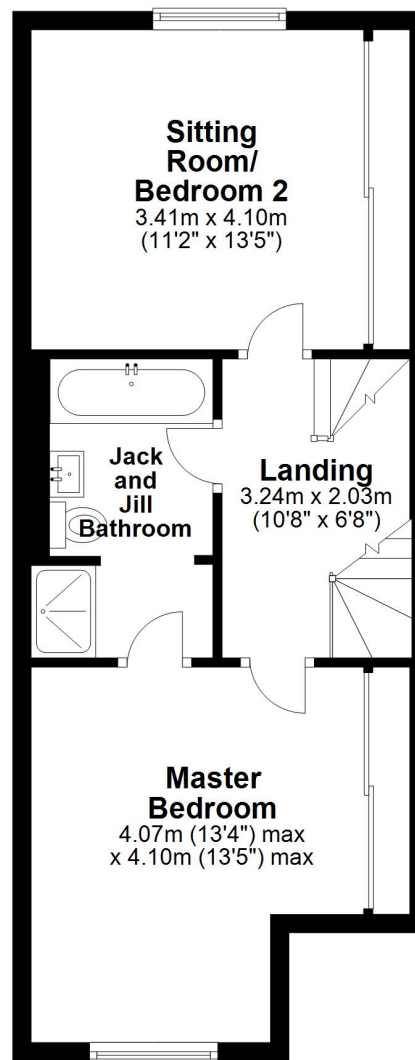
Ground Floor

Approx. 67.5 sq. metres (727.0 sq. feet)



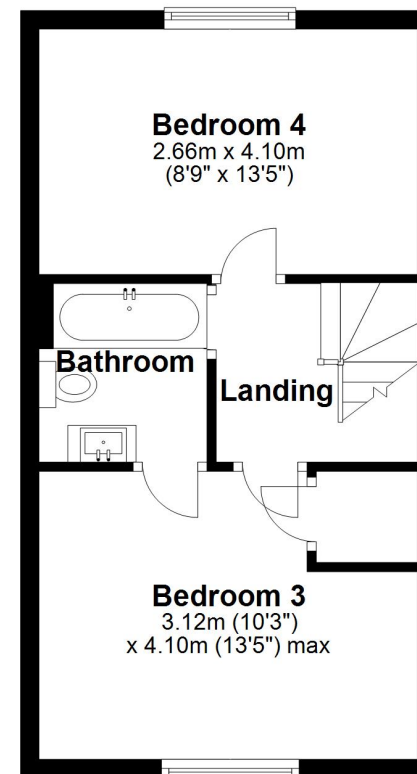
First Floor

Approx. 42.9 sq. metres (462.1 sq. feet)



Second Floor

Approx. 32.5 sq. metres (349.5 sq. feet)



Total area: approx. 142.9 sq. metres (1538.6 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.

