



High View, Wearn Road, Faringdon  
Oxfordshire, Guide Price £350,000

Waymark

# Wearn Road, Faringdon SN7 7GF

Oxfordshire

Freehold

**Spacious Town House | Five Spacious And Light Bedrooms | Three Bathrooms Including Two En-Suite Shower Rooms | Two Reception Rooms | Including Open plan Kitchen/Diner With Built-In Appliances | Driveway Parking & Garage | South Facing Landscaped Low Maintenance Garden | Potential rental of £2,200 pcm yield 7.5% | Popular And Sought After Location**

## Description

A fantastic opportunity to purchase this beautiful and spacious five bedroom town house which is located on a quiet no-through road near the edge of the popular market town of Faringdon. The property is walking distance from amenities including local shop, schooling, leisure centre as well as close by to countryside walks. The property also benefits from five spacious and light bedrooms, two reception rooms, three modern bathrooms, south facing low maintenance garden, driveway parking and garage!

This impressive property provides flexible accommodation with circa 1475 sq ft of space. The property comprises; Entrance hall, downstairs w/c, open plan kitchen/diner with built-in appliances, sitting room with French doors out to the garden, landing, family bathroom and five spacious and light bedrooms, three of which benefit from built-in wardrobes, and both master and second bedrooms have modern en-suite shower rooms.

Outside the driveway parking is to the rear of the property and leads up to the garage which is located below a neighboring coach house. The rear garden is sunny and South facing, and has been landscaped to include artificial grass along with a paved patio area which is perfect for outside dining and entertaining.

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 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: E



**Waymark**  
**Faringdon Office**

T: 01367 820070  
E: [farindon@waymarkproperty.co.uk](mailto:farindon@waymarkproperty.co.uk)

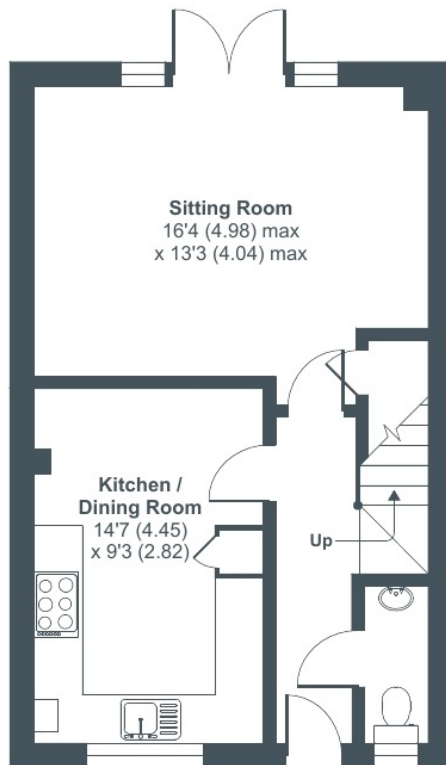
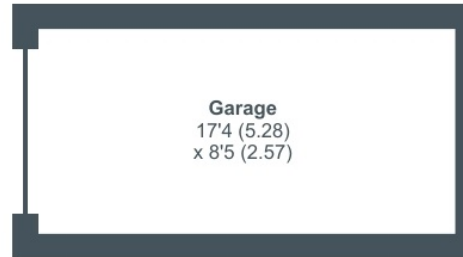
# Wearn Road, Faringdon, Oxfordshire, SN7

Approximate Area = 1329 sq ft / 123.4 sq m

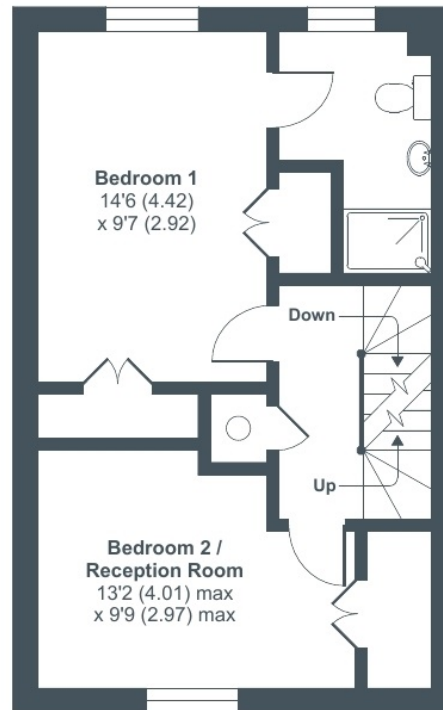
Garage = 147 sq ft / 13.7 sq m

Total = 1476 sq ft / 137.1 sq m

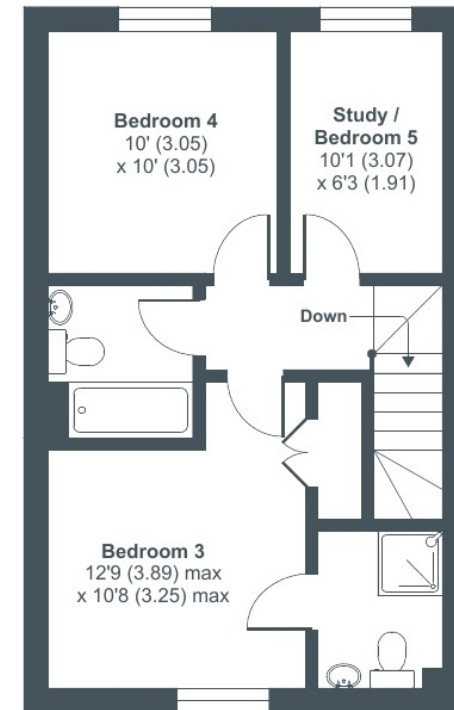
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. REF: 1053512

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