



Coxwell Road, Faringdon  
Oxfordshire, Offers in Excess of £350,000

Waymark



# Coxwell Road, Faringdon SN7 7EB

Oxfordshire

Freehold

**No Chain - Viewing Highly Advised! | Three Bedroom Semi-Detached Home | Three Reception Rooms & Large Kitchen | Utility & Downstairs W/C | Driveway & Garage | Private Rear Garden | Requires Full Refurbishment Throughout**

## Description

A fantastic opportunity to purchase this extended three-bedroom semi-detached property, ideally positioned in the heart of Faringdon. Just a short walk from the historic Market Place, the home enjoys close proximity to a wide range of local amenities including shops, cafés, public houses, supermarkets, and schools. Offered to the market chain-free, the property presents an exciting prospect for buyers seeking a spacious home with excellent potential.

The property requires modernisation throughout and comprises a welcoming entrance hall, a bright and airy sitting room, and a dining room featuring a log burner. The dining room opens up into a large and light-filled kitchen featuring french doors to the rear garden, creating a wonderful space for entertaining or family life. A utility room with side access, a downstairs WC, and an integral single garage complete the ground floor layout. A particular highlight is the basement level, which offers a versatile family room or home office—ideal for remote working, a playroom, or additional living space

Upstairs, the property offers three well-proportioned bedrooms, with the master bedroom complete with fitted wardrobes. A spacious family bathroom and a light landing provide comfortable living arrangements for families or those looking to upsize.

Externally, the home boasts a double-width driveway with parking for two vehicles and the potential to increase capacity if desired. The private rear garden enjoys side access and offers a peaceful outdoor retreat, ideal for relaxing or further landscaping.

The property is freehold and is connected to mains gas, electricity, water and drainage. 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: D



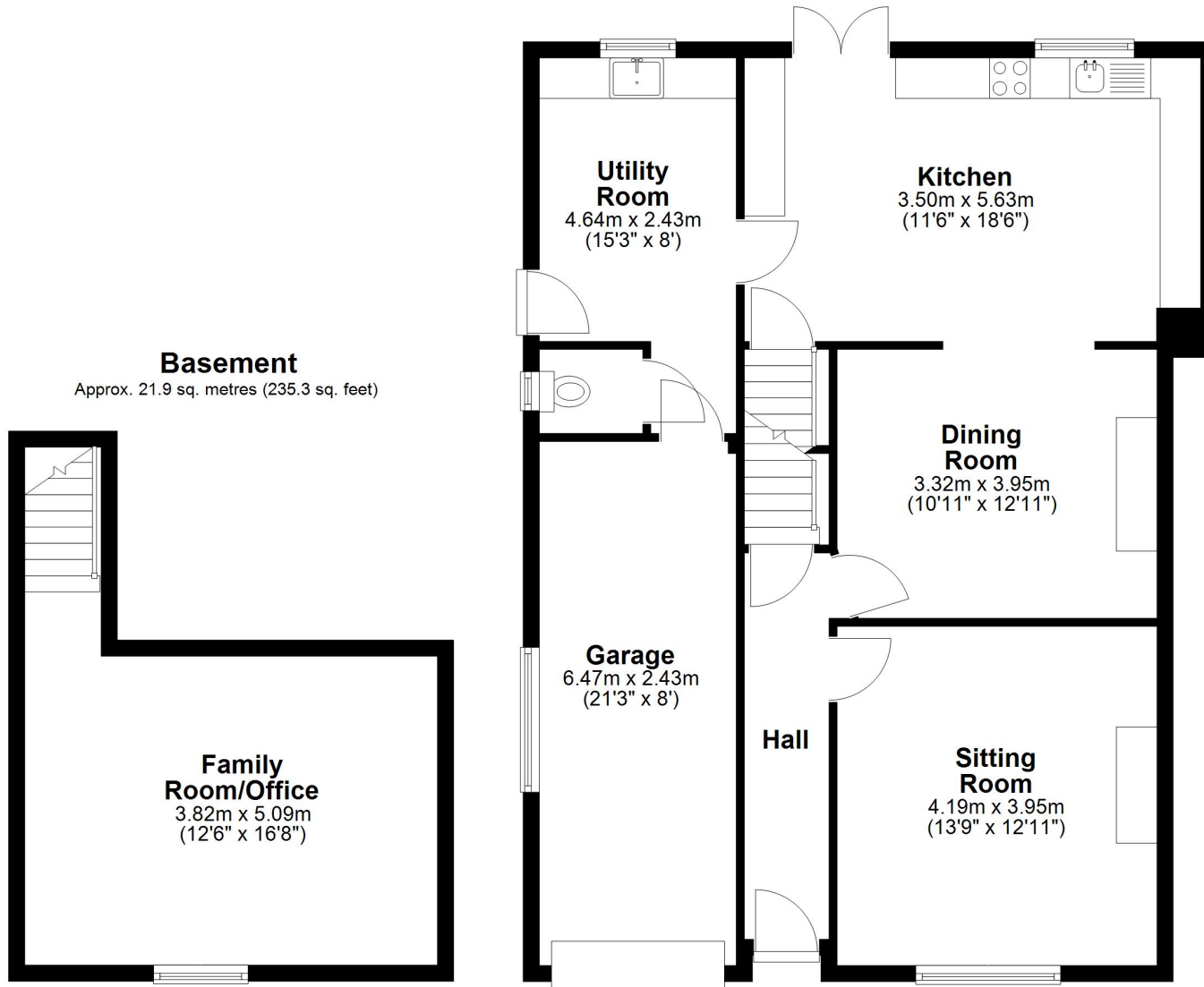
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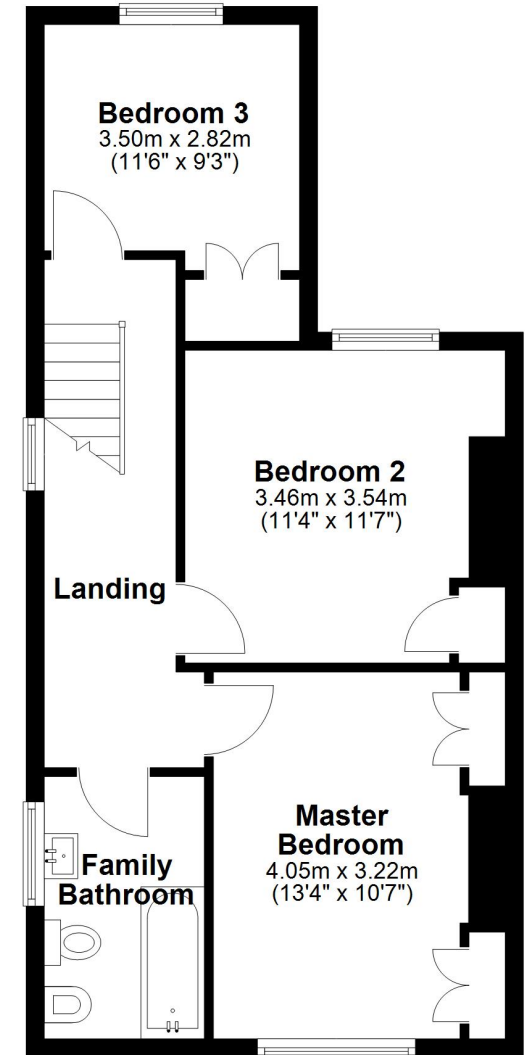
## Ground Floor

Approx. 86.9 sq. metres (935.6 sq. feet)



## First Floor

Approx. 48.9 sq. metres (526.3 sq. feet)



Total area: approx. 157.7 sq. metres (1697.2 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.



