



Wearn Road, Faringdon
Oxfordshire, Offers in Excess of £475,000

Waymark

Wearn Road, Faringdon SN7 7GF

Oxfordshire

Freehold

Substantial Detached Family Home | Five Double Bedrooms, Four With Built-In Storage | Master With En-Suite & Dressing Room | Three Bathrooms | Three Reception Rooms | Utility & Downstairs W/C | Tandem Garage & Workshop | Driveway Parking For One Car | Rear Garden With Terrace Area | Popular & Sought After Location

Description

A fantastic opportunity to purchase this substantial five double bedroom detached family home which is situated in a popular and sought after location in Faringdon. The property offers great commuter access onto the A420 and is walking distance to local shop, secondary school and leisure centre. The property also benefits from three spacious reception rooms, three modern bathrooms, tandem garage, workshop, driveway and landscaped rear garden.

This impressive property is circa 2166 sq ft including garage etc and comprises; Entrance hall with built-in storage, downstairs w/c, utility room with access to driveway, open plan kitchen/diner with French doors out to the garden, dual aspect sitting room complete with French doors out to the garden, family room, landing, modern family bathroom, modern shower room and five spacious double bedrooms, four with built-in wardrobes and master with en-suite shower room and dressing room.

Outside there is a block paved driveway for one car which leads up to the tandem garage and workshop. The rear garden has been landscaped and benefits from a good size paved patio area as well as a lawned area and tree.

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: F



Waymark
Faringdon Office

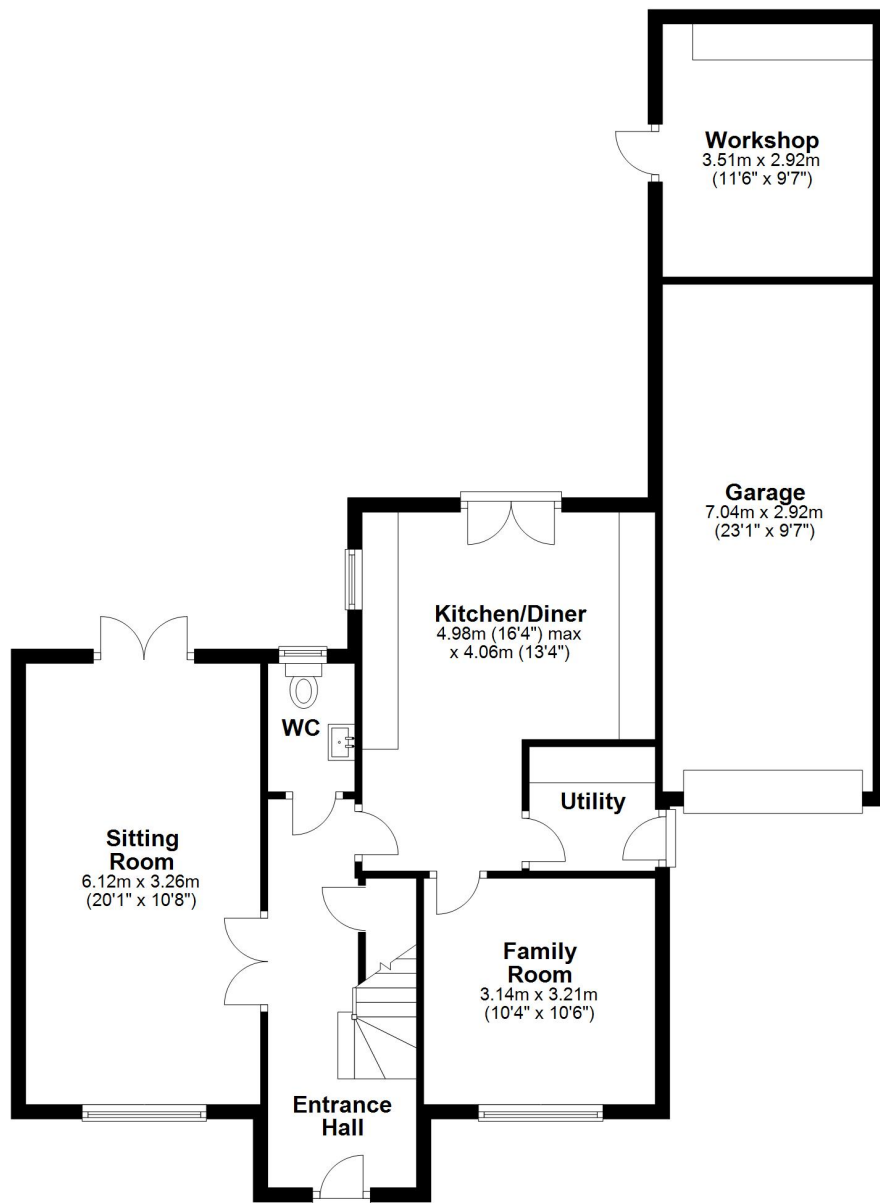
T: 01367 820070

E: farindon@waymarkproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	86
(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	

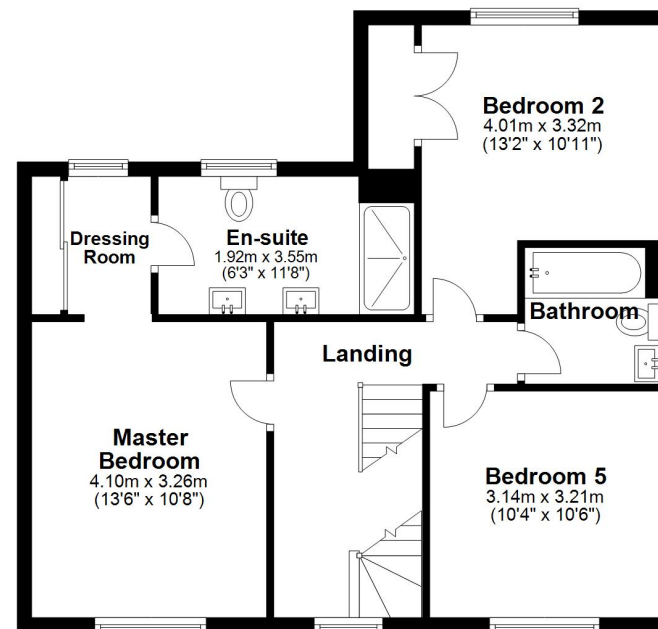
Ground Floor

Approx. 95.5 sq. metres (1028.4 sq. feet)



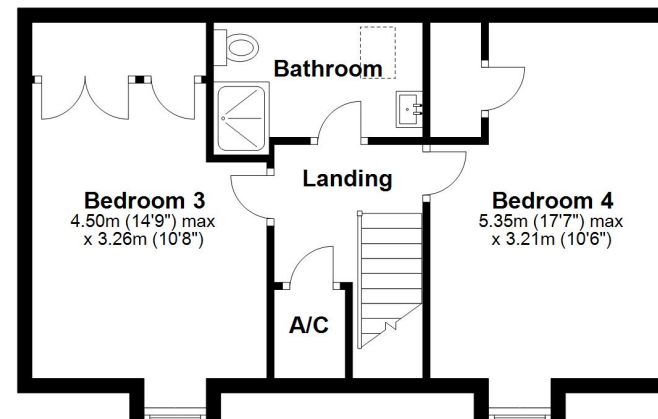
First Floor

Approx. 61.9 sq. metres (666.6 sq. feet)



Second Floor

Approx. 43.8 sq. metres (471.5 sq. feet)



Total area: approx. 201.3 sq. metres (2166.5 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.

