



37 Marlborough Street, Faringdon, Oxfordshire SN7 7JL

Oxfordshire, Offers in Excess of £325,000

Waymark



# Marlborough Street, Faringdon SN7 7JL

Oxfordshire

Freehold

No Onward Chain - Viewing Highly Advised! | Detached Cottage | Three Bedrooms | Three Reception Rooms | Family Bathroom & Downstairs W/C | Easy To Maintain Walled Rear Garden | Gated Parking Available In The Garden | Central And Prominent Town Location | Close To Amenities And Local Schooling

## Description

A fantastic opportunity to purchase this beautiful three bedroom detached cottage which is located in a prominent and central location in Faringdon. The property is situated only a short walk to the market place and amenities including local shops, cafe's, public houses, super markets and local schools. The property also benefits from three good sized bedrooms, three reception rooms as well as a walled rear garden and driveway within the garden.

The property is offered to the market chain free and the accommodation comprises; Entrance hall with built-in storage, downstairs w/c, kitchen, sitting room with wood burner, dual aspect family room with wood burner, conservatory, landing, family bathroom with shower over the bath, three spacious and light bedrooms, master with walk-in wardrobe.

Outside to the rear of the property there is a walled garden which is laid to a paved patio for easy maintenance. There is also a large gate which provides vehicle access into the garden providing off-street/driveway parking. The garden also benefits from storage shed and side access.

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

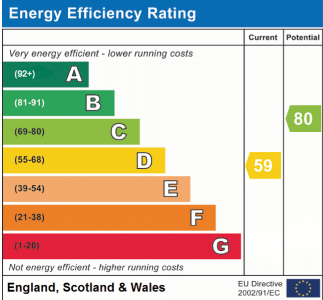
Vale of White Horse District Council.

Tax Band: E



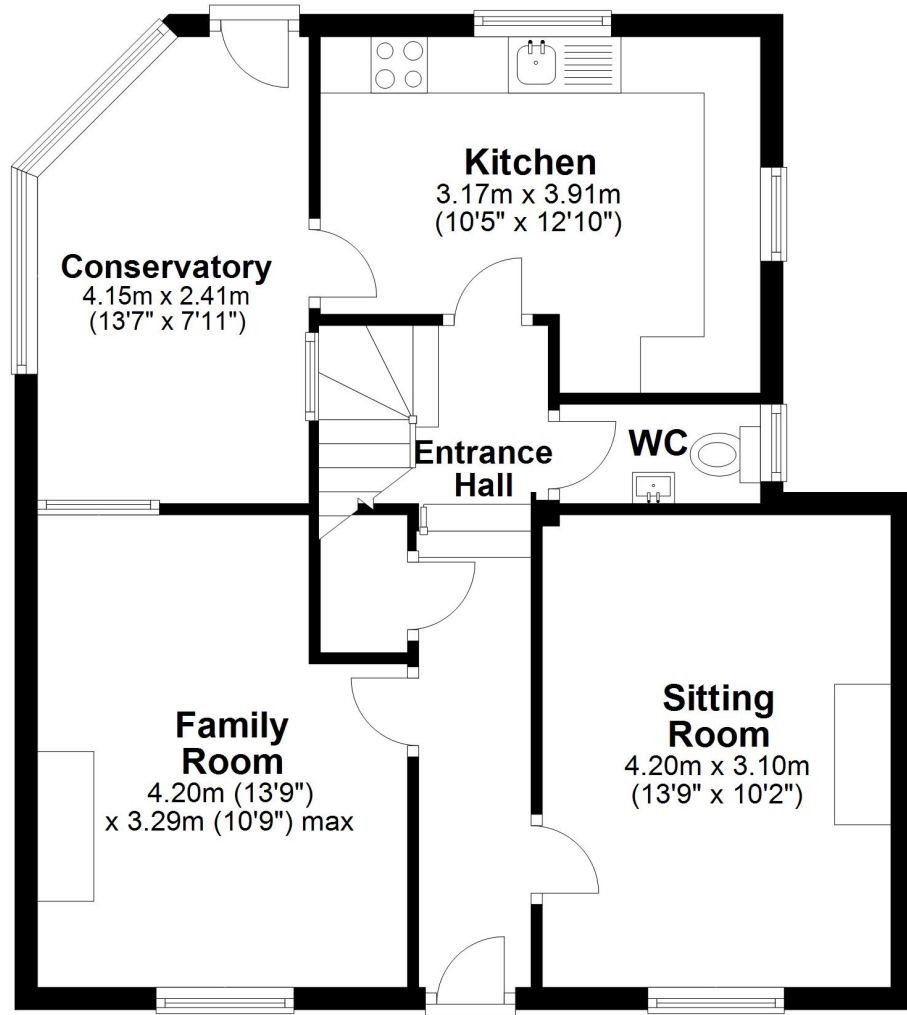
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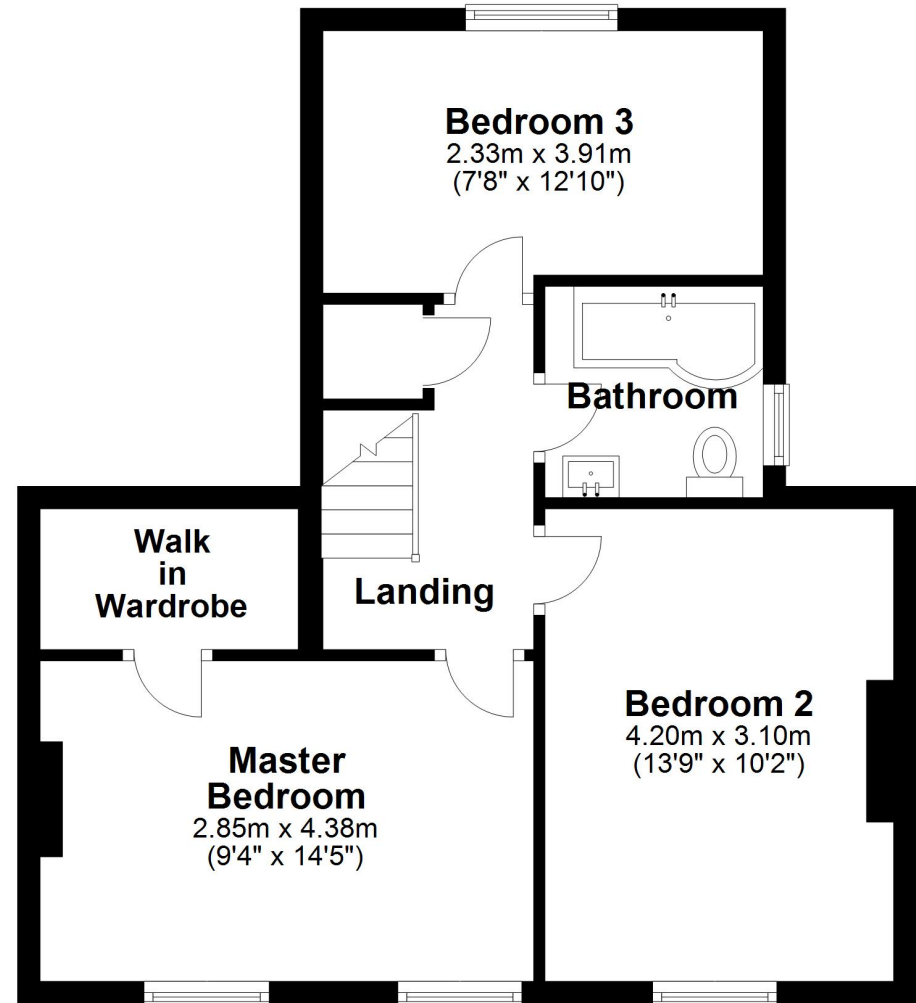
## Ground Floor

Approx. 58.4 sq. metres (628.7 sq. feet)



## First Floor

Approx. 48.4 sq. metres (521.1 sq. feet)



**Total area: approx. 106.8 sq. metres (1149.8 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.



