



Wearn Road, Faringdon SN7 7GF  
Oxfordshire

Waymark



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Oxfordshire

Freehold

**Substantial Detached Family Home | Five Double Bedrooms, Four With Built-In Storage | Master Bedroom With Both Dressing Room & En-Suite Shower Room | Three Reception Rooms | Three Bathrooms | Private & Easy To Maintain Garden | Garage And Car Port | Plenty Of Off-Street Parking | Popular & Sought After Location**

## Description

-Substantial Five Bedroom Detached Family Home -Versatile & Flexible Accommodation -Two Reception Rooms Along With Impressive Orangery -Sited In a No Through Road -Popular Faringdon Location -Garage, Carport AND Off Street Parking

A substantial five double bedroom detached family home situated in a popular location on the outskirts of Faringdon, providing fantastic commuter access onto the A420 and only a short walk into town and amenities. The property also benefits from three reception rooms, open plan kitchen diner, three bathrooms as well as a private rear garden, off-street parking and both a garage and car port.

This impressive home comprises of; Entrance hall with built-in storage, downstairs w/c, utility room, open plan kitchen/breakfast room with tiled flooring, spacious double aspect sitting room with french doors out to the garden, Spacious Orangery with bi-fold doors and under-floor heating, dining/family room, landing, family bathroom, shower room and five light and airy double bedrooms, three with built-in wardrobes and master with dressing room complete with built-in wardrobes and en-suite shower room with jack and jill basins.

Outside there is a driveway leading to the car port and garage providing plenty of off-street parking. There is also side access round to the rear garden which is private and has been landscaped for easy maintenance. The garden now benefits from both spacious patio and decking areas which provide perfect areas for outside dining and entertaining.

The property is freehold and is connected to mains gas, electric, water and drainage. The property also has gas central heating and upvc double glazing throughout.

## 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



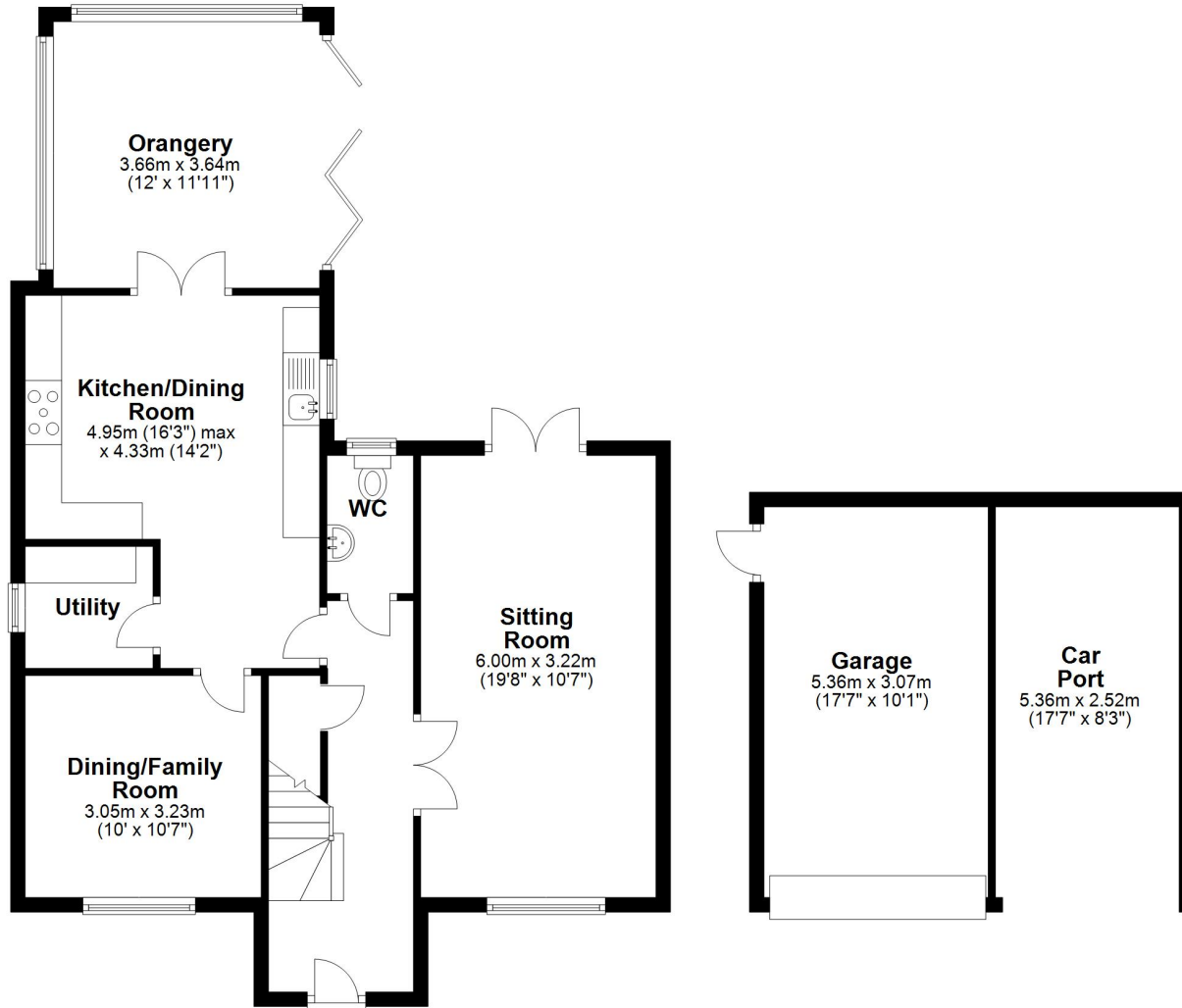
**Waymark**  
**Faringdon Office**

T: 01367 820070  
E: faringdon@waymarkproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		93
(81-91)	<b>B</b>	86	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

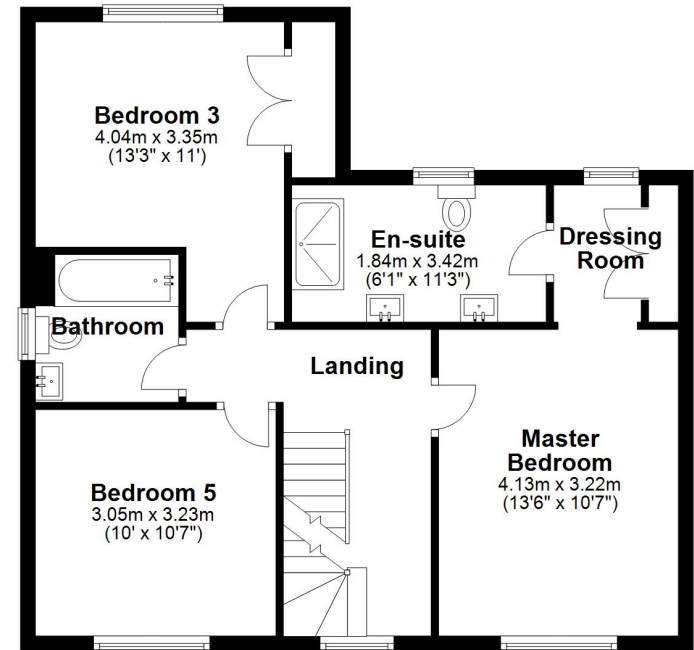
### Ground Floor

Approx. 107.6 sq. metres (1157.7 sq. feet)



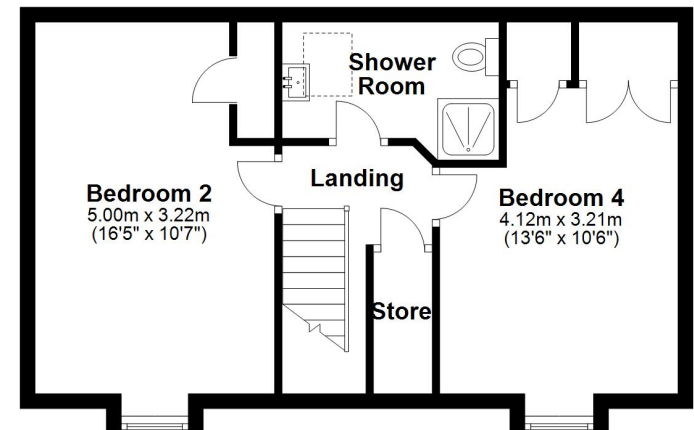
### First Floor

Approx. 61.3 sq. metres (660.2 sq. feet)



### Second Floor

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



Total area: approx. 212.7 sq. metres (2289.4 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.



