



Proctor Way, Faringdon, Faringdon  
Oxfordshire, Offers in Excess of £410,000

Waymark



# Proctor Way, Faringdon SN7 7UY

## Oxfordshire

### Freehold

**Detached Family Home | Four Light And Airy Bedrooms | Stunning Open Plan Kitchen/Diner With Built In Appliances | Spacious Sitting Room | Two Modern Bathrooms | Utility Cupboard & Downstairs W/C | Enclosed Rear Garden | Garage & Parking Directly To The Side Of The Home | Popular And Sought After Location | Close To Amenities And Good Commuter Access To The A420**

#### Description

A fantastic opportunity to purchase this beautiful, modern four bedroom detached family home, boasting a superb upgraded c.20' kitchen/dining room, spacious living room, garage and driveway parking directly to the side of the home. Located on the popular Oriel Gardens development in Faringdon, the property is only a short walk away from local amenities, schooling and provides good commuter access to the A420.

The property is offered to the market chain free and the accommodation comprises; Entrance hall, utility cupboard which provides storage options as well as houses the washing machine, downstairs w/c, spacious living room, impressive open plan kitchen/dining room which has been upgraded and includes built in appliances. To the first floor you will find the landing, family bathroom with both walk-in shower and bath, and four light and airy bedrooms, master bedroom with both fitted wardrobes and modern en-suite shower room.

Externally the home offers an enclosed rear garden, garage and driveway, which provides tandem parking for 2/3 cars directly to the side of the property.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is upvc double glazing and mains gas central heating. The property is very energy efficient and also benefits from circa six and a half years remaining of NHBC builders warranty. 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

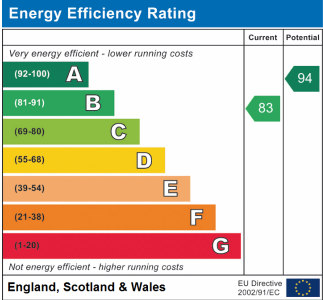
Vale of White Horse District Council.

Tax Band: E



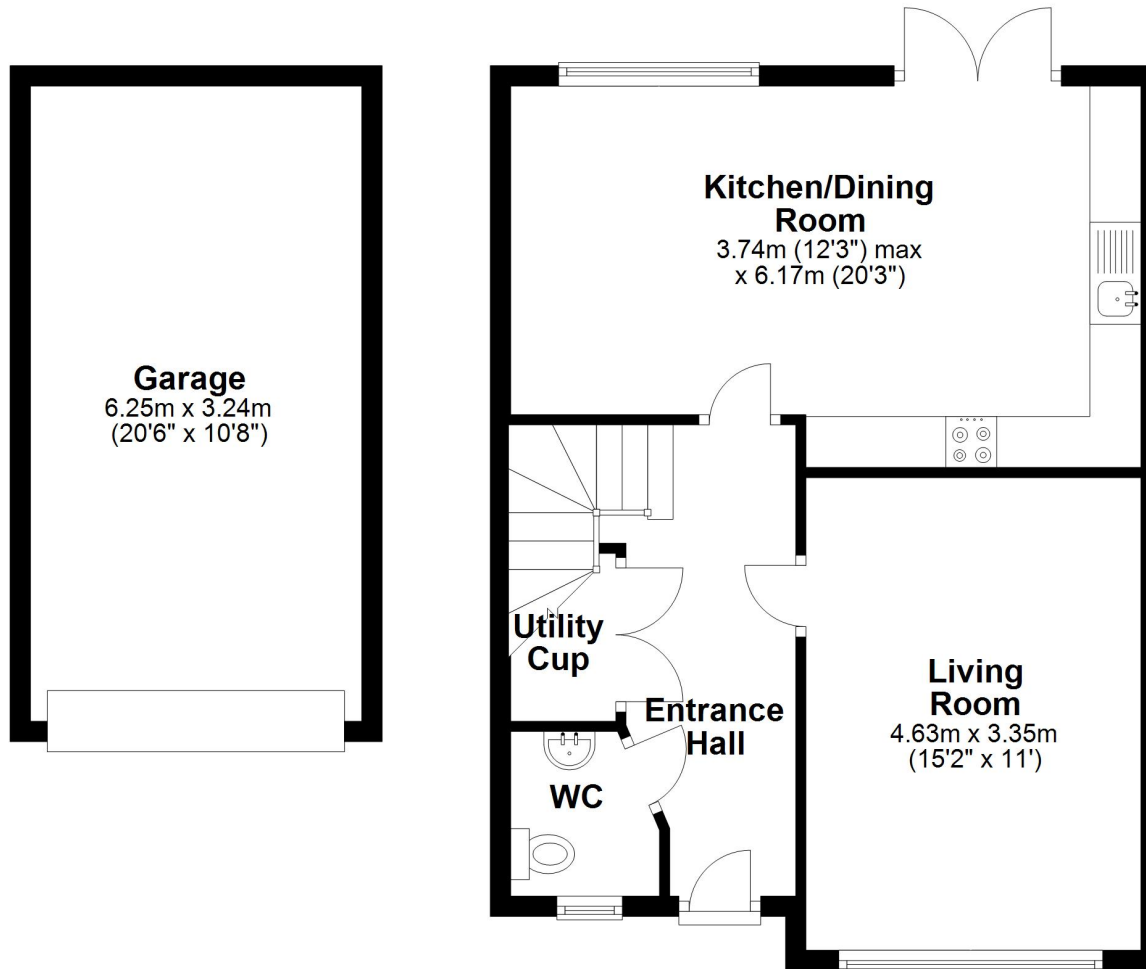
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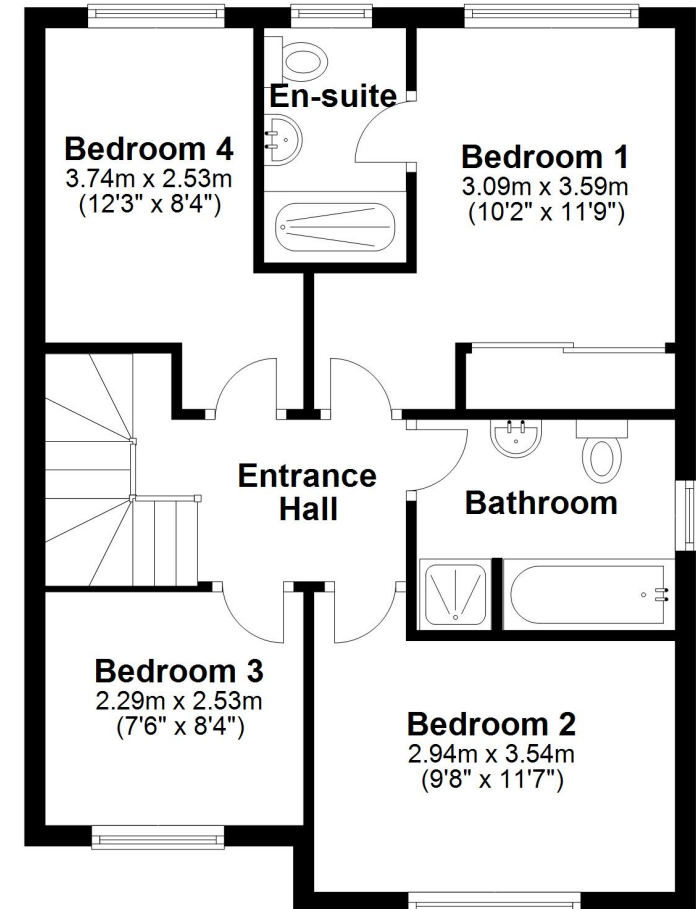
## Ground Floor

Approx. 71.3 sq. metres (767.9 sq. feet)



## First Floor

Approx. 50.7 sq. metres (546.0 sq. feet)



**Total area: approx. 122.1 sq. metres (1313.9 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.

