



Corallian Drive, Faringdon
Oxfordshire, Guide Price £595,000

Waymark

Corallian Drive, Faringdon SN7 7GU

Oxfordshire

Freehold

Substantial Detached Family Home | Four Double Bedrooms | Master Bedroom Suite With Dressing Room & En-Suite | Three Modern Bathrooms Including Two En-Suite Shower Rooms | Three Spacious And Light Reception Rooms | Driveway Parking And Double Garage | Landscaped Easy To Maintain Garden | Popular And Sought After Location

Description

A fantastic opportunity to purchase this beautiful and substantial detached four double bedroom family home. The property is situated on the edge of the popular market town of Faringdon and is only a short walk to local amenities including local schooling, leisure centre and shop as well as countryside walks and great commuter access onto the A420. The property also benefits from three reception rooms, three modern bathrooms, landscaped low-maintenance garden, driveway parking and double garage.

This impressive property totals circa 2065 sq ft and is immaculate throughout. The property was built in 2019 and the accommodation comprises; Entrance hall, downstairs w/c, utility, dual aspect spacious and stunning open plan kitchen/diner with two sets of French doors out to the garden, large triple aspect sitting room with French doors out to the garden, dual aspect family/play room, gallery landing, modern family bathroom with both walk-in shower and bath, four light and airy double bedrooms, Master bedroom is especially large and boasts a dressing room with built-in wardrobes and a modern en-suite shower room. Bedroom two also benefits from a modern en-suite shower room.

To the front of the property there is a double driveway larding to the double driveway which provides off-street parking for multiple vehicles, there is also a fenced front garden which is mainly laid to lawn. The rear garden has been landscaped and is easy to maintain with artificial grass, paved patio area and small bar area which is perfect for outside dining and entertaining.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is gas central heating and modern upvc double glazing throughout. This property must be viewed to be fully appreciated. The property was built by reputable builders Crest Nicholson in 2019 and there is still circa five years remaining of NHBC warranty.

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



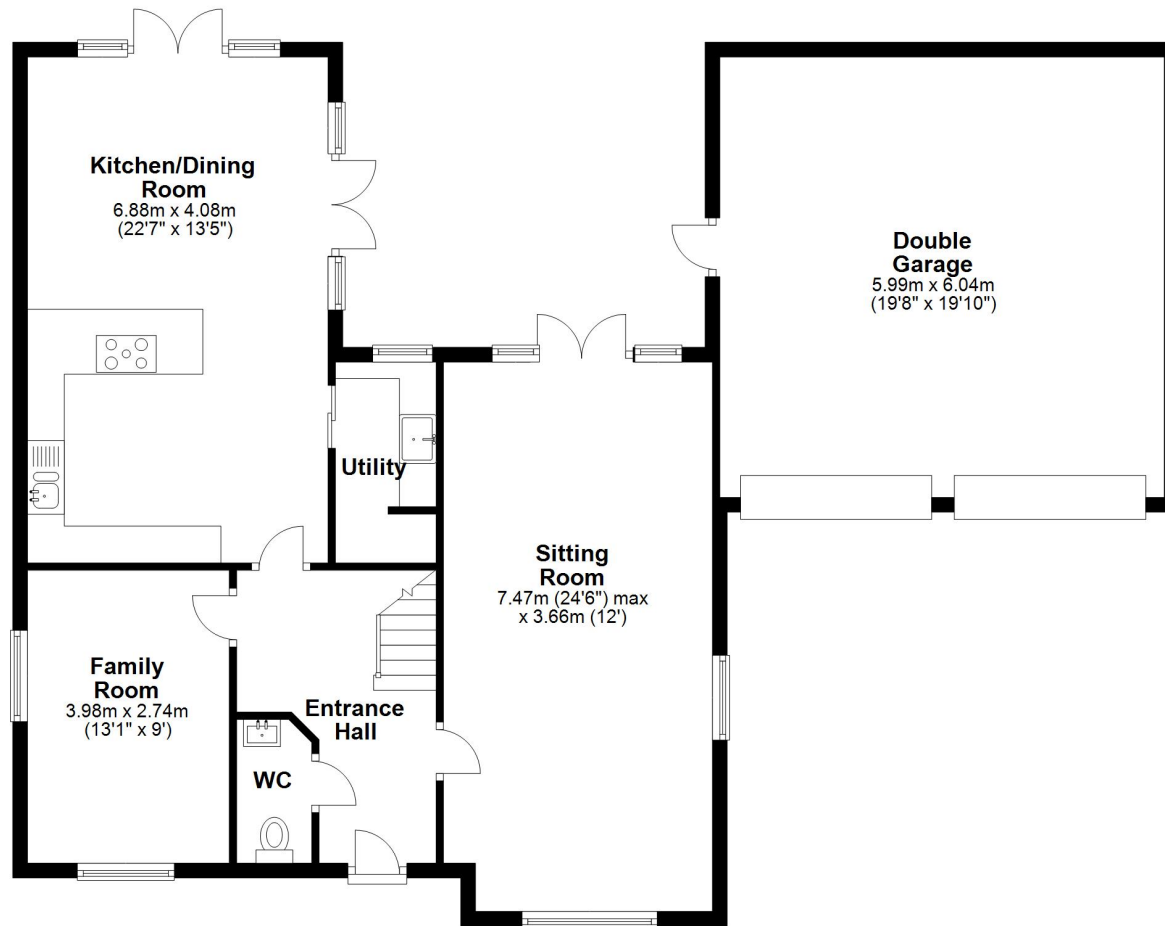
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

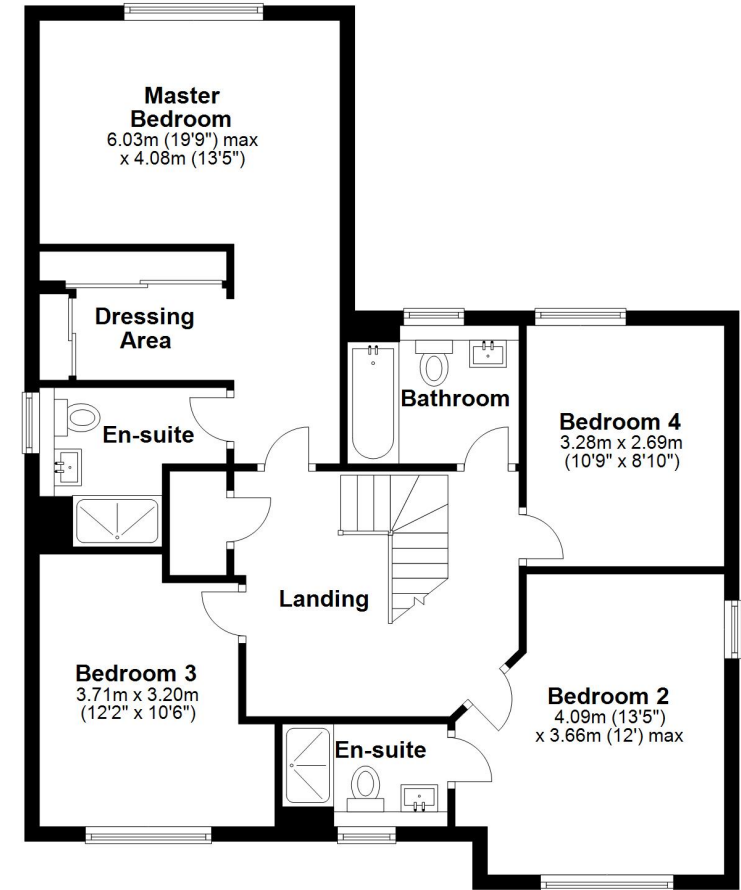
Ground Floor

Approx. 118.9 sq. metres (1279.4 sq. feet)



First Floor

Approx. 73.1 sq. metres (786.5 sq. feet)



Total area: approx. 191.9 sq. metres (2065.9 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.

