



Leamington Drive, Faringdon  
Oxfordshire, Guide Price £475,000

Waymark

# Leamington Drive, Faringdon SN7 7JZ

Oxfordshire

Freehold

**Detached Family Home | Three Spacious Double Bedrooms | Three Reception Rooms | Including Kitchen/Breakfast Room | Modern Family Bathroom | Large Driveway & Garage | Private South Facing Garden | Outside Office And Workshop | Solar Panels Which Help Lower Energy Costs As Well As Provides A Small Annual Income**

## Description

A fantastic opportunity to purchase this spacious three double bedroom detached family home, which is located in a sought after and quiet road in the popular market town of Faringdon. The property is only a short walk to amenities including local shop, schooling, leisure centre and bus stop. The property also benefits from three reception rooms, three double bedrooms, large driveway, garage, solar panels, and spacious private garden with large outside office/workshop.

The property's accommodation comprises; Entrance porch, entrance hall with built-in storage, downstairs w/c, side porch, kitchen/breakfast room with built-in pantry and larder, dual aspect sitting room complete with fireplace and doors out to the garden, family room with fireplace, landing, modern family bathroom and three spacious and light double bedrooms.

Outside there is a large driveway to the front of the property which leads up to the garage and provides plenty of off-street parking. The rear garden is South facing and private. The garden is mainly laid to lawn along with mature trees and shrubs, there is also a newly built outside office/workshop which was constructed in the last couple of years.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating, upvc double glazing and solar panels which help reduce energy costs, as well as provide a small annual income. 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

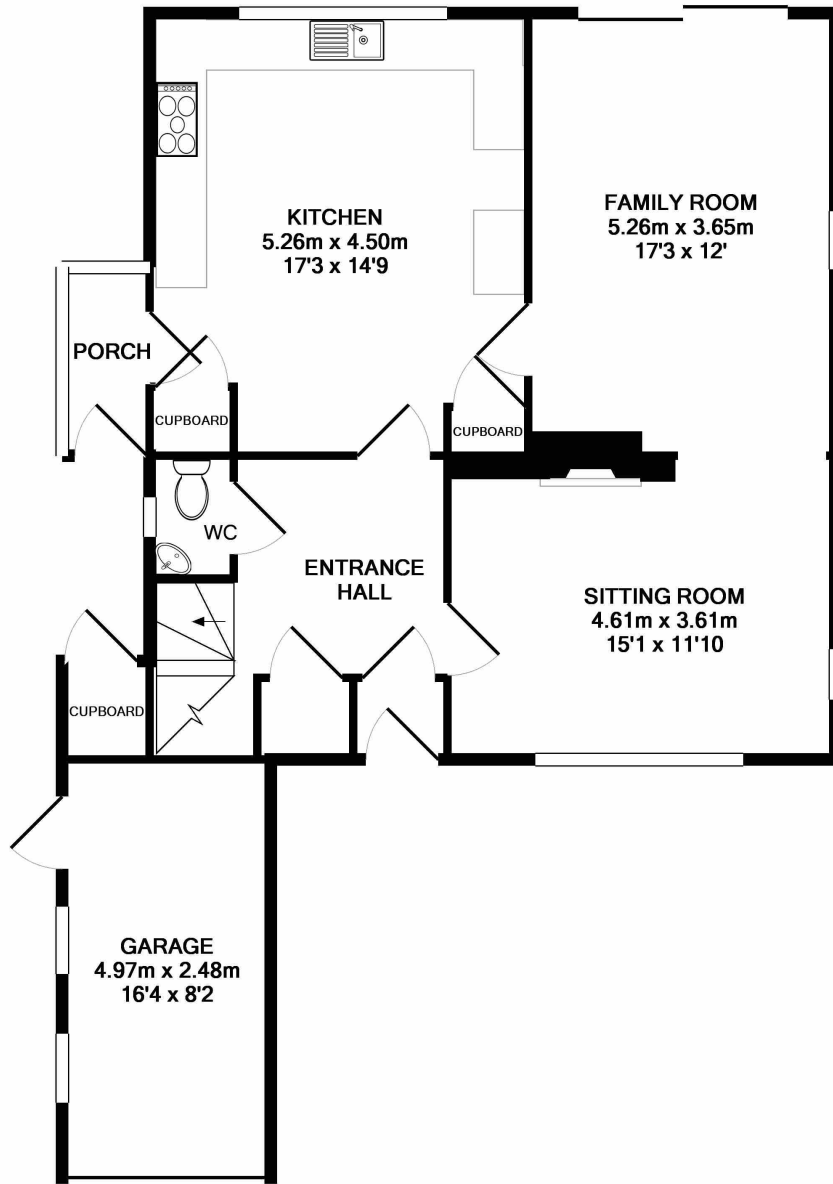


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	81
		EU Directive 2002/91/EC	

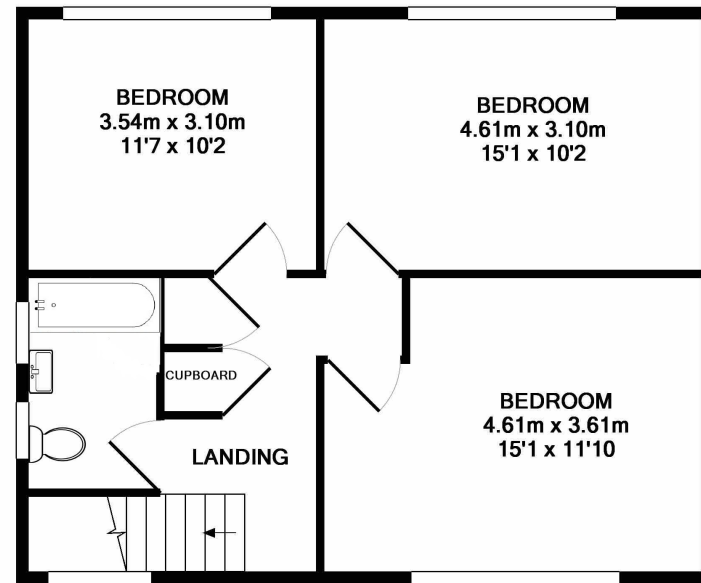


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GROUND FLOOR



1ST FLOOR

(GARAGE NOT INCLUDED IN OVERALL SQUARE FOOTAGE)  
TOTAL APPROX. FLOOR AREA 132.0 SQ.M. (1421 SQ.FT.)

Measurements are approximate. Not to scale. Illustrative purposes only. Creator of plan Alpha EPC.  
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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.

