



Hicks Close, Faringdon
Oxfordshire, Offers in Excess of £650,000

Waymark

Hicks Close, Faringdon SN7 7NQ

Oxfordshire

Freehold

Substantial Detached Family Home | Five Spacious Bedrooms | Three Reception Rooms | Including Stunning Open Plan Kitchen/Diner/Family Room With Bi-Fold Doors | Three Bathrooms | Downstairs W/C And Utility Room | Off-Street Parking And Double Garage | Sunny Rear Garden | Popular And Sought After Location

Description

A fantastic opportunity to purchase this stunning and substantial five bedroom detached family home. The property is situated in a quiet and attractive cul-de-sac on the outskirts of Faringdon, and is walking distance to local amenities including schooling, leisure centre and shop. The property also benefits from three reception rooms, three bathrooms, off-street parking, detached double garage and sunny rear garden.

The property is light and spacious throughout and comprises; Entrance hall with built-in storage, downstairs w/c, utility with access to garden, stunning open plan kitchen/diner/family room complete with central island, silestone worktops and bi-fold doors out to the garden, sitting room with bay window, spacious office/family room with bay window, landing, modern family bathroom with both walk-in shower and bath, five light and airy bedrooms, two with en-suite bathrooms and three with built-in wardrobes.

Outside there is a large driveway leading up to the detached double garage. The rear garden is mainly laid to lawn along with a paved patio area. There is also side access to the driveway and pedestrian access into the garage.

The property is freehold and is connected to mains gas, electricity, water and drainage. The property is only circa four years old, with six 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, Aldi supermarket, as well as a Home Bargains, in addition to the existing Tesco store.

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council

Tax Band: G



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Faringdon Office

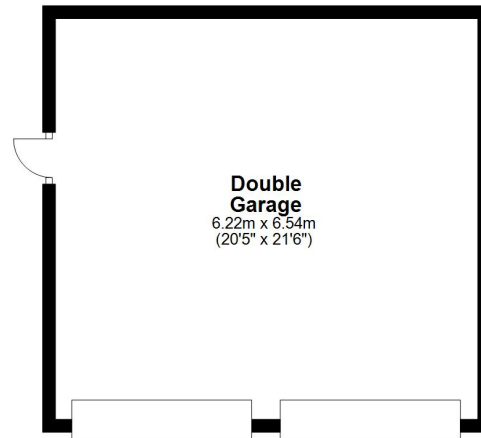
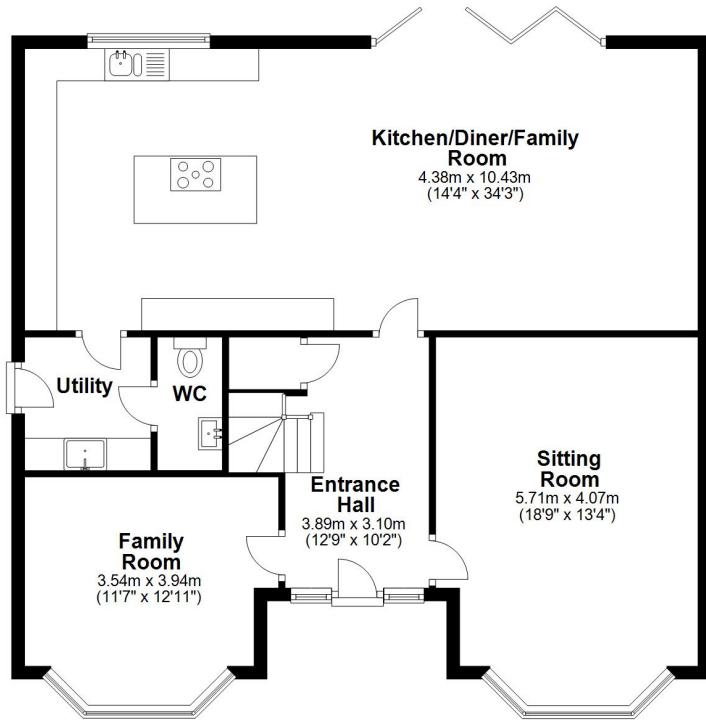
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales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

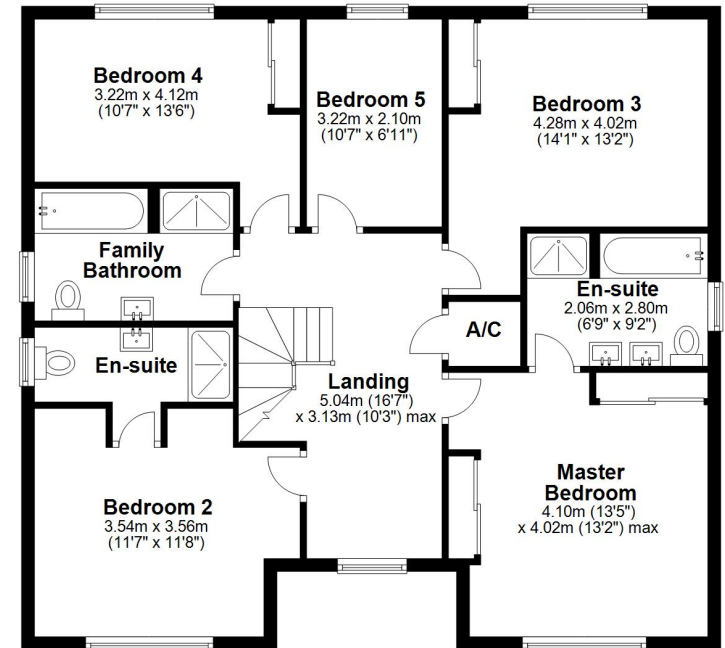
Ground Floor

Approx. 137.7 sq. metres (1482.4 sq. feet)



First Floor

Approx. 96.1 sq. metres (1034.2 sq. feet)



Total area: approx. 233.8 sq. metres (2516.6 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.

