



Holmes Road, Faringdon
Oxfordshire, Guide Price £550,000

Waymark

Holmes Road, Faringdon SN7 7QY

Oxfordshire

Freehold

Substantial Detached Family Home | Four Double Bedrooms | Three/Four Reception Rooms | Impressive Open Plan Kitchen/Diner/Snug | Three Modern Bathrooms | Utility & Downstairs W/C | Driveway Parking And Garage | Landscaped Garden With Spacious Paved Patio Area | Sought After Location | Immaculate Condition Throughout | Electric Car Charging Point

Description

A fantastic opportunity to purchase this stunning, substantial four double bedroom detached family home which is situated on the edge of Faringdon close to open countryside. The property is only a short walk to local amenities and also has fantastic commuter access onto the A420, the property also benefits from three/four reception rooms including open plan living area as well as three modern bathrooms, driveway parking, garage, ev charging point and rear garden.

The property is immaculate throughout and the properties accommodation comprises; Entrance hall with storage cupboard, downstairs w/c, utility room with access to side, stunning open plan kitchen/diner/family room with french doors out to the garden, spacious sitting room, family room/office, landing with storage, modern family bathroom and four light and airy double bedrooms, master and second bedroom with modern en-suite shower rooms and master with fitted wardrobes also.

The property is situated on a small cul-de-sac with a nice open outlook to the front and side of the property. There is a driveway to the side of the property which leads up to the garage (which has both lighting and power along with an ev charging point) providing plenty of off-street parking. The rear garden has been landscaped and is mainly laid to lawn along with a spacious paved patio area which is perfect for outside dining and entertaining. There is also a pergola as well as side access and pedestrian access into the garage.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating and upvc double glazing. The property is very energy efficient with an EPC rating of B, and also benefits from circa 4 years remaining of NHBC warranty cover. 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: F



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	

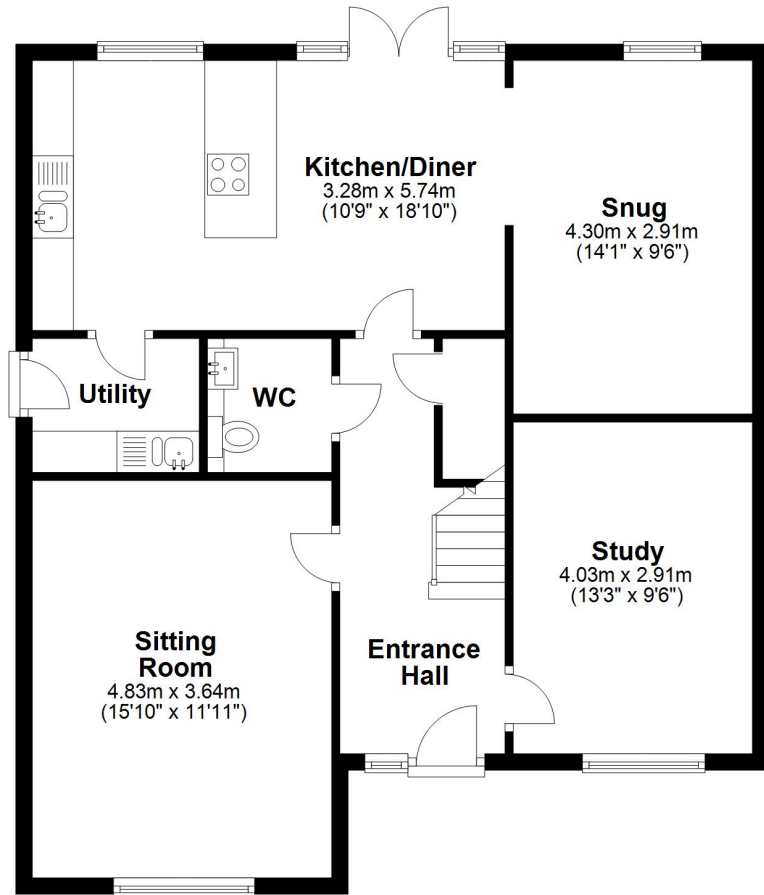


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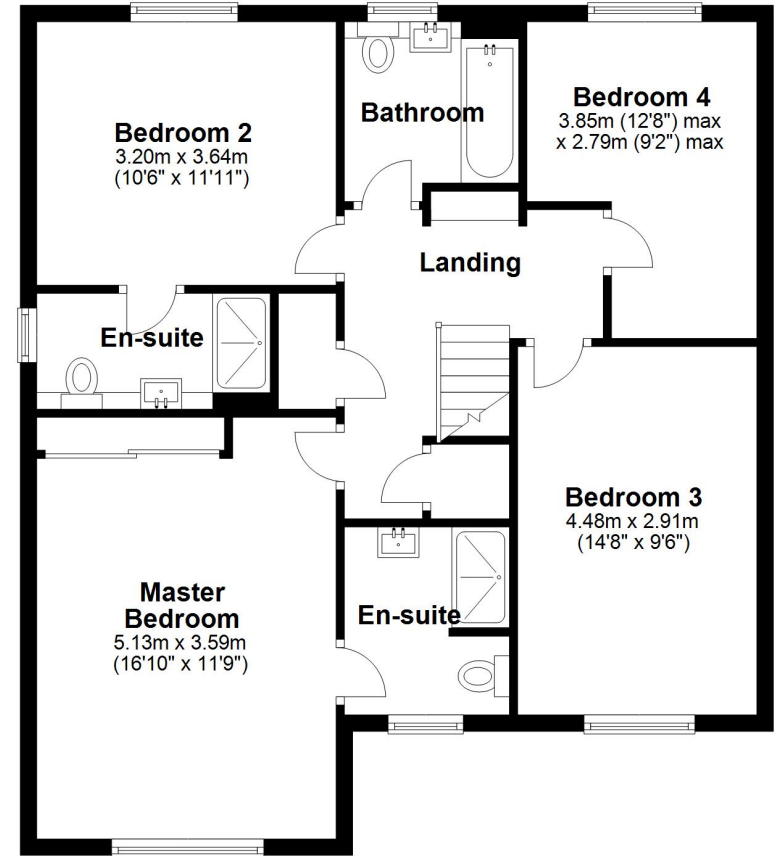
Ground Floor

Approx. 98.9 sq. metres (1065.0 sq. feet)



First Floor

Approx. 79.0 sq. metres (849.9 sq. feet)



Total area: approx. 177.9 sq. metres (1914.9 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.

