



Sandview, Faringdon  
Oxfordshire, Offers in Excess of £280,000

Waymark



# Sandview, Faringdon SN7 7UT

Oxfordshire

Freehold

**End Of Terrace Family Home | Three Bedrooms | Newly Fitted Kitchen | Open Plan Living and Dining Area | Private Rear Garden | Front And Rear Gardens | Private Cul De Sac Location | Garage En Bloc | Close To Amenities And Good Commuter Access To The A420**

## Description

A fantastic opportunity to purchase this extended three bedroom end-of-terrace family home which is located in an established and popular location, on a no-through road providing a quiet and peaceful setting within Faringdon. The property is only a short walk to the market square, amenities and local schooling, and benefits from a large open plan living/dining room, three bright and airy bedrooms, and garage en bloc.

The property has been tastefully extended to the rear and the accommodation now comprises; Porch, entrance hall with two storage cupboards, downstairs w/c, newly fitted kitchen, spacious open plan sitting/dining room with two sets of patio doors to the rear garden, three bedrooms with built in wardrobes in both the master and second bedrooms, and large family bathroom.

Externally, the front of the property is laid to lawn with and lined with picket fence to either side. To the rear of the property, there is a garden laid to grass and gravel, with a large decking perfect for al fresco dining. There is side and rear access to the garden and there is also a garage en bloc just beside the property.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating as well as double glazed windows throughout. 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: C

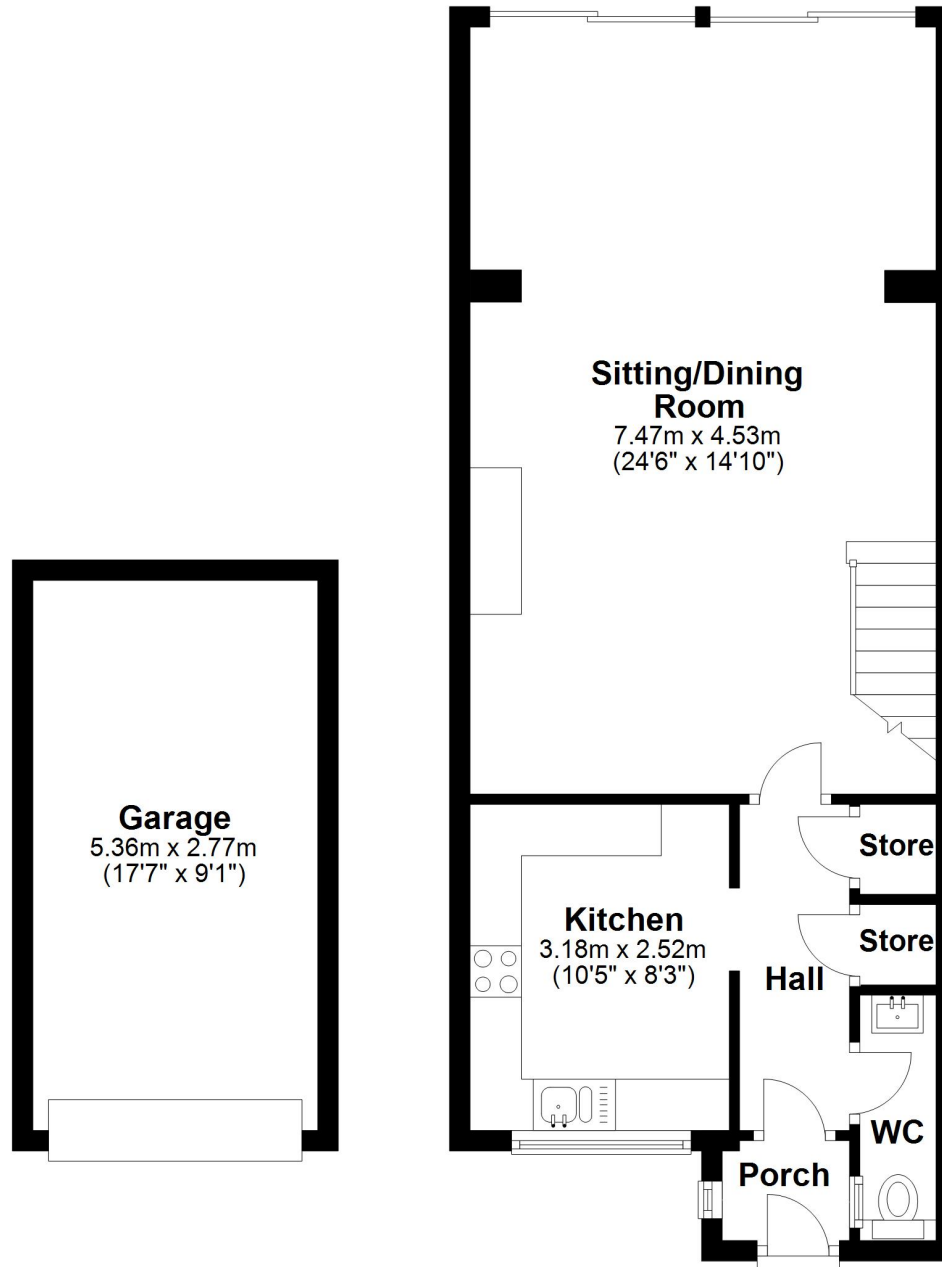


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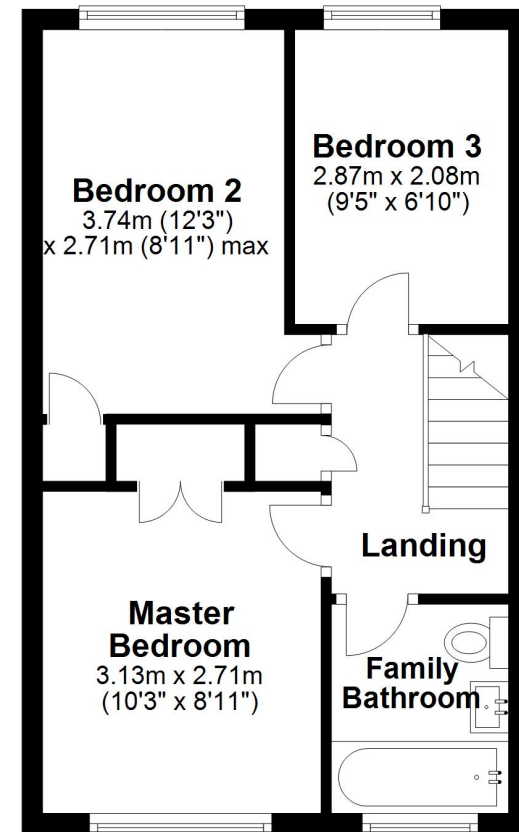
## Ground Floor

Approx. 65.8 sq. metres (708.0 sq. feet)



## First Floor

Approx. 34.5 sq. metres (371.6 sq. feet)



**Total area: approx. 100.3 sq. metres (1079.6 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.



