



Hobbs Road, Faringdon, Oxfordshire SN7 7GJ  
Oxfordshire, Offers in Excess of £375,000

Waymark

# Hobbs Road, Faringdon SN7 7GJ

Oxfordshire

Freehold

**Detached Family Home | Three Light and Airy Bedrooms | Two Reception Rooms | Modern Kitchen With Breakfast Bar | Two Modern Bathrooms And Downstairs W/C | Driveway Parking For At Least Three Vehicles | Detached Single Garage With Power And Lighting | Spacious Garden Complete With Large Paved Patio Area | Popular And Sought After Location | Walking Distance To Amenities & Local Schooling**

## Description

A fantastic opportunity to purchase this beautiful and spacious three bedroom detached family home. The property is situated in a popular, friendly and quiet location within Faringdon, and is located at the end of the no-through road.

The property is also walking distance to amenities including local supermarkets, schooling, park, sports fields, as well as having great commuter access onto the A420. The property also benefits from two reception rooms, two modern bathrooms, sunny and spacious rear garden as well as driveway parking and garage.

The properties accommodation comprises; Entrance hall with built-in storage, downstairs w/c, modern kitchen complete with breakfast bar, dining room/office, sitting room with French doors out to the garden, landing, modern family bathroom and three light and spacious bedrooms, master with both fitted wardrobes and modern en-suite shower room.

Outside there is a block paved driveway leading up to the detached garage which provides plenty of off-street parking and storage. The garage benefits from both lighting and power as well as a pedestrian door into the garden. The rear garden is spacious and much larger than your average modern property. The garden is laid to lawn along with a large paved patio area which is perfect for outside dining and entertaining. The garden also benefits from side access down both sides of the property.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is gas fired central heating and upvc double glazing 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: D



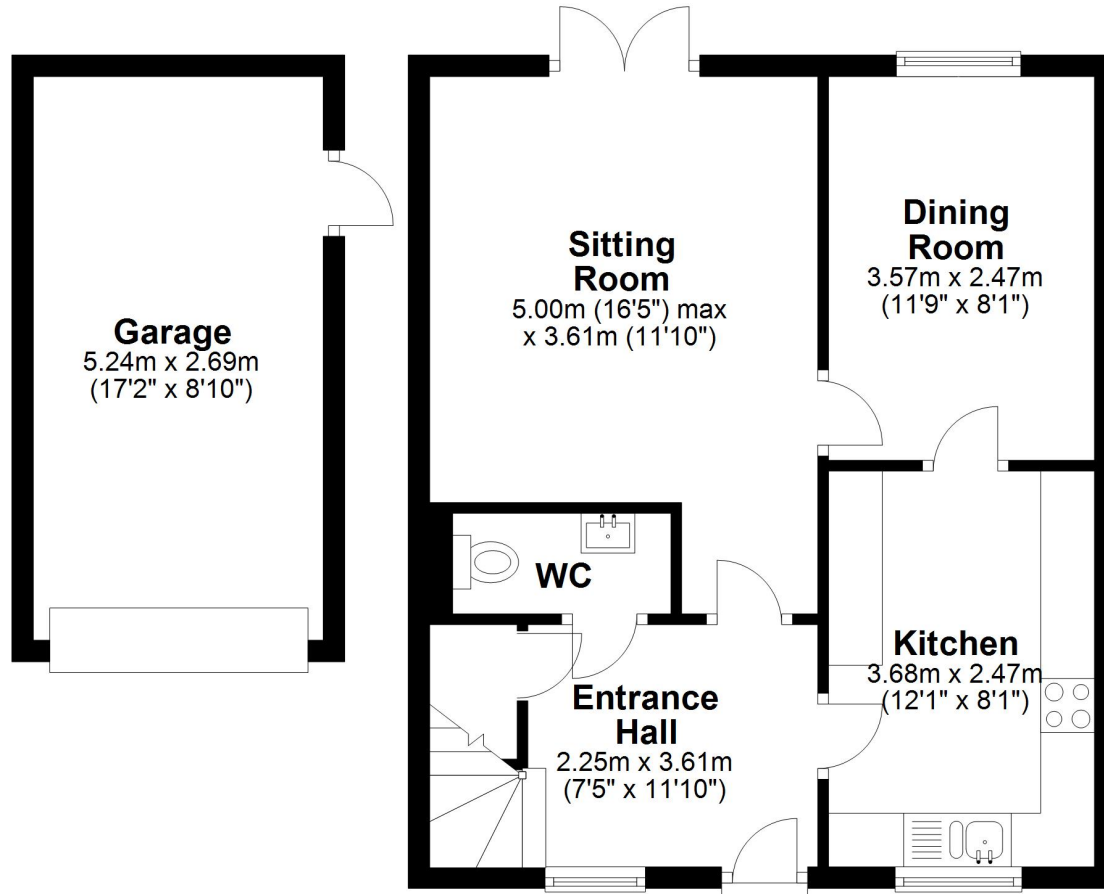
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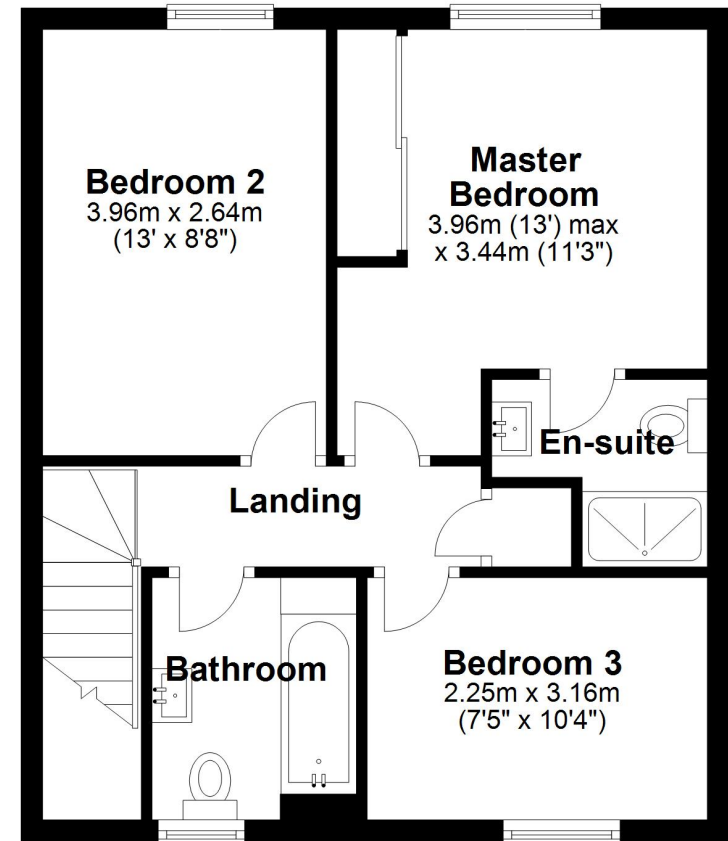
## Ground Floor

Approx. 59.9 sq. metres (645.1 sq. feet)



## First Floor

Approx. 45.4 sq. metres (488.8 sq. feet)



**Total area: approx. 105.3 sq. metres (1133.9 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.

