



Cobden Green, Faringdon
Oxfordshire, Guide Price £525,000

Waymark

Cobden Green, SN7 7QG

Oxfordshire

Freehold

High Specification Throughout | Detached Family Home | Three Large Double Bedrooms All With Built-in Wardrobes | Two Spacious Reception Rooms | Including Stunning Open Plan Kitchen/Dining/Family Room With Access To Garden | Kitchen With Integrated Appliances And Quartz Worktops | Utility & Downstairs W/C | Two Modern Bathrooms | Driveway Parking And Garage | Sunny Rear Garden | View Over Green Space To The Front | Popular & Sought After Location

Description

A fantastic opportunity to purchase this stunning and spacious (circa 1700 sq ft) three double bedroom detached family home which is situated in a popular position within the sought after market town of Faringdon. The property was built circa one year ago by reputable builders Bewley Homes and benefits from two large reception rooms, including beautiful open plan kitchen/dining/family room, as well as three spacious double bedrooms, two modern bathrooms, driveway, integral garage and sunny rear garden.

The property has been upgraded by the owners and the accommodation comprises; Entrance hall, downstairs w/c, stunning and spacious open plan kitchen/dining/family room complete with quartz worktops, integrated appliances and access to garden, spacious sitting room with large bay window and paneling, newly installed utility with access to garden, gallery landing, modern tiled bathroom, three spacious double bedrooms all with fitted wardrobes, and master bedroom complete with modern fully tiled en-suite shower room.

Other benefits of the property is that there is an integrated Sonos speakers system in some of the main rooms as well as a centralised WiFi system.

Outside there is a driveway which leads up to the integral single garage which provides off-street parking and storage. The garage has both power and lighting, along with the capacity to host an electrical vehicle charging port. The rear garden is a good size for a modern property and is mainly laid to lawn along with a small paved patio area.

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 energy performance rating of B. There is also circa 9 years remaining of NHBC warranty. 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



Waymark
Faringdon Office

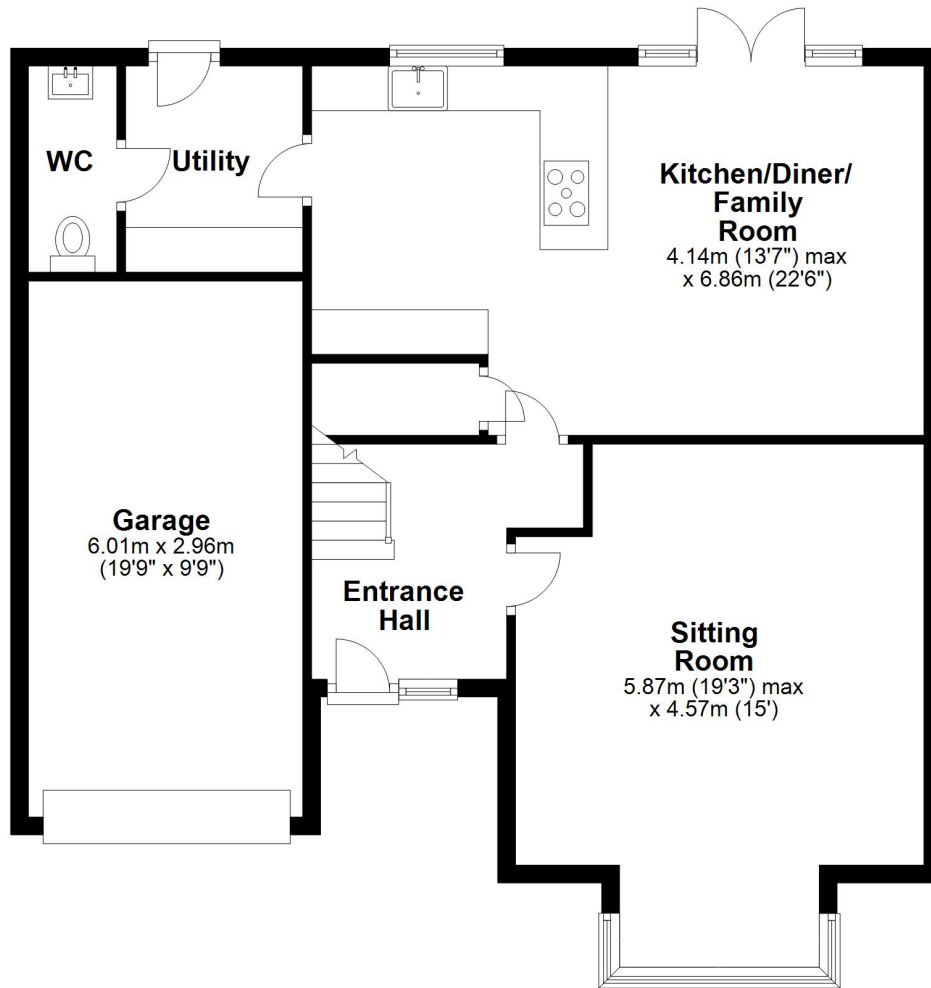
T: 01367 820070

E: farindon@waymarkproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	84	
(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	

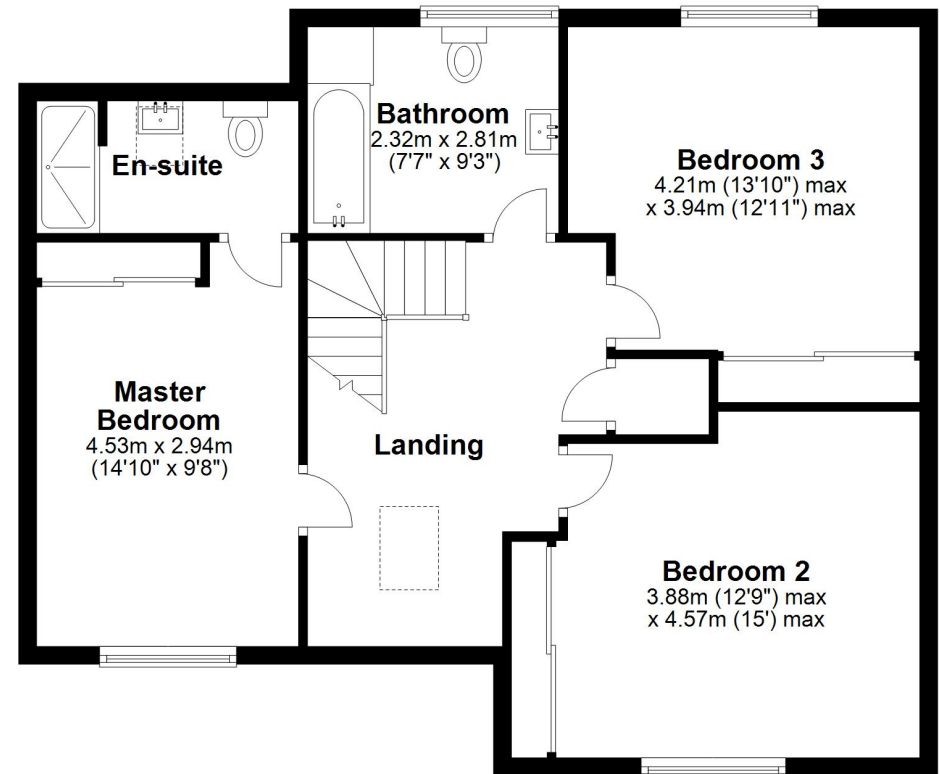
Ground Floor

Approx. 85.8 sq. metres (923.5 sq. feet)



First Floor

Approx. 71.9 sq. metres (774.0 sq. feet)



Total area: approx. 157.7 sq. metres (1697.5 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.

