



Edmonds Drive, Faringdon  
Oxfordshire, Guide Price £375,000

Waymark



# Edmonds Drive, Faringdon SN7 7RX

Oxfordshire

Freehold

**Detached Family Home | Three Double Bedrooms | Two Reception Rooms | Including Open Plan Kitchen Diner With Access To Garden | Two Modern Bathrooms And Downstairs W/C | Planning Approved For a Loft Conversion Providing A Fourth Bedroom With En-Suite | Planning Application Number - P23/V0591/HH | Private Driveway And Detached Single Garage | Part Converted Garage Currently Used As An Office | Spacious Rear Garden | Popular & Sought After Location**

## Description

A fantastic opportunity to purchase this beautiful three double bedroom detached family home, situated in a popular and sought after location on the edge of Faringdon. The property is only a short walk away from local amenities, schooling and countryside walks. The property also benefits from two spacious reception rooms, two modern bathrooms, private driveway parking, garage, landscaped rear garden as well as approved planning for a loft conversion which would provide a large fourth bedroom with en-suite shower room!

The properties accommodation is light and spacious throughout and comprises; Entrance hall, downstairs w/c, open plan kitchen diner complete with french doors out to the garden and access to under-stairs storage cupboard, spacious sitting room with bay window, landing with storage cupboard, modern family bathroom and three light and airy bedrooms, master with large built-in wardrobes and modern en-suite shower room.

Outside there is a private driveway leading to the garage which provides off-street parking for at least two vehicles. The rear garden is spacious and wraps around the property which provides both a side and rear garden. The side garden benefits from a storage shed and the rear garden is mainly laid to lawn along with a small paved patio area. There is also access into the converted garage which hosts an office or garden room complete with power and lighting which provides flexible accommodation.

The property is freehold and is connected to mains gas, electricity, water and drainage. 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**

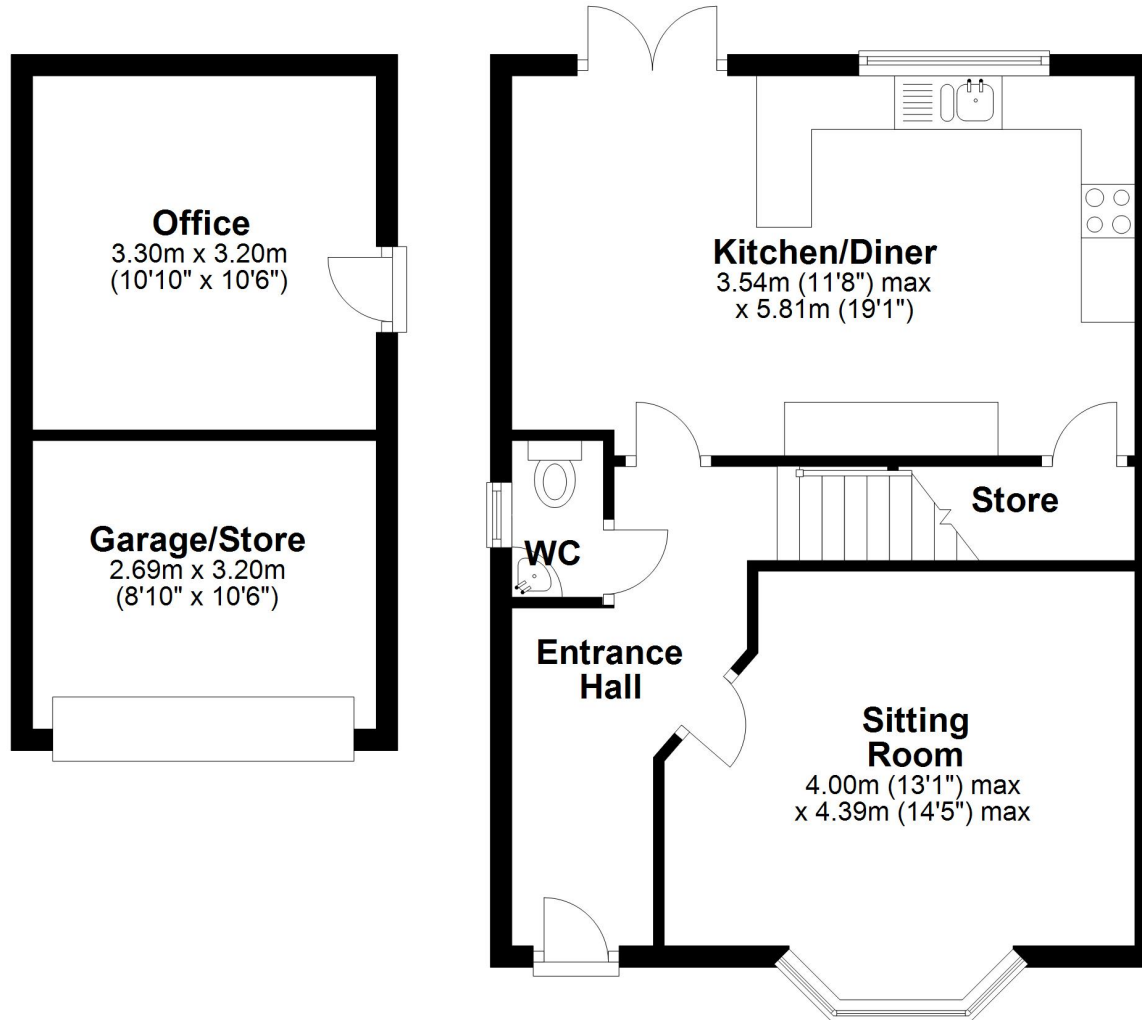
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		95
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

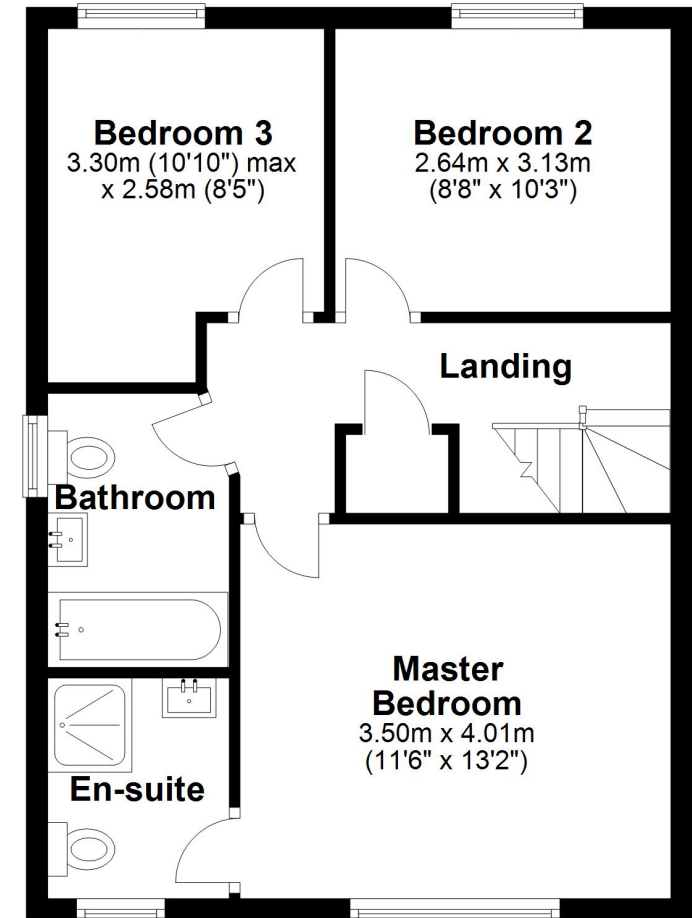
## Ground Floor

Approx. 66.9 sq. metres (720.5 sq. feet)



## First Floor

Approx. 47.1 sq. metres (507.3 sq. feet)



**Total area: approx. 114.1 sq. metres (1227.8 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.



