



Eagles, Faringdon, SN7 7DT  
Oxfordshire

Waymark

# Eagles, Faringdon, SN7 7DT

## Oxfordshire

*A beautifully presented 3 storey town house with garage and parking, situated within walking distance of the centre of the popular market town of Faringdon.*

**Entrance hall | Sitting room | Kitchen/dining room | 3 bedrooms | Family bathroom | Cloakroom | Integral garage | Driveway and off road parking | Delightful west facing rear garden**

### Description

A beautifully presented 3 storey town house, situated conveniently within walking distance of the town centre of Faringdon. The property is accessed across a paved driveway and leads into an entrance hall off which is a cloakroom to the right and to the rear, a ground floor bedroom which could be used as a study. A door to the rear leads out to the garden. Stairs from the hall lead to the first floor where there is the open plan kitchen/dining room to the rear which is fitted with a range of wall and floor mounted units under a wooden work top, and the sitting room to the front, with far reaching views to the Folly and beyond. Stairs lead up to the second floor where there are two bedrooms and a modern fitted bathroom.

### Outside

Externally to the front is a driveway giving access to the integral garage and providing off road parking. The west facing rear garden provides a pleasant mixture of mature planting, seating areas and lawn as well as a utility area which includes a storage shed and gate to the rear.

### 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, 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 in addition to the existing Tesco store.

### Directions

On Park Road, head north and as the road nears the roundabout, take the last turning on the left hand side into the Eagles. The property can be found on the right hand side.

### Viewings

By appointment only please.

### Local Authority

Vale of the White Horse District Council

### Services and Tenure

The property benefits from mains water, electricity, gas and sewerage and is heated centrally by gas. There are additional air conditioning units that service the property. The tenure of the property is believed to be Freehold.



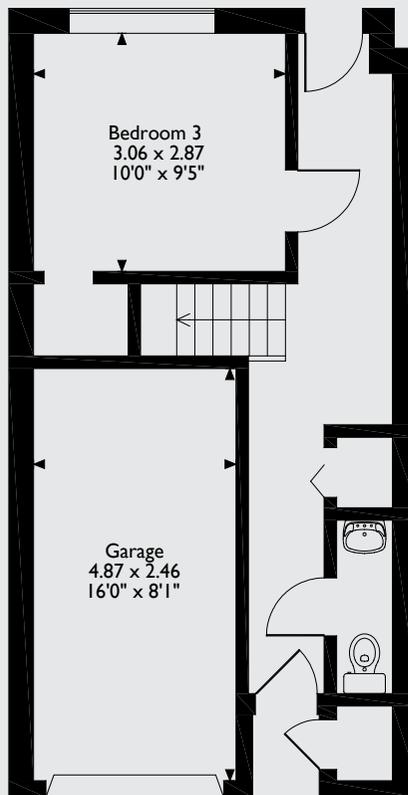
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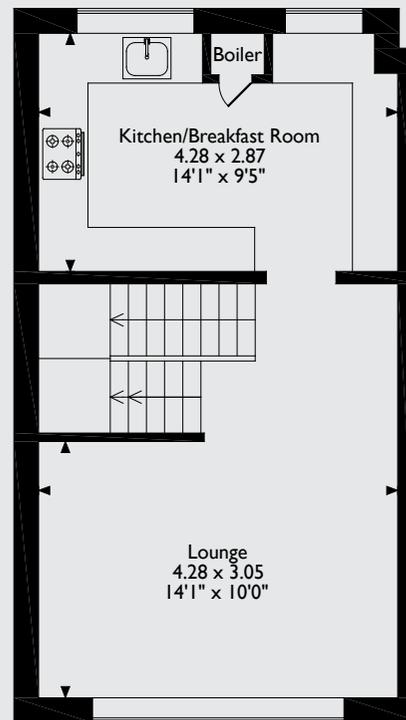
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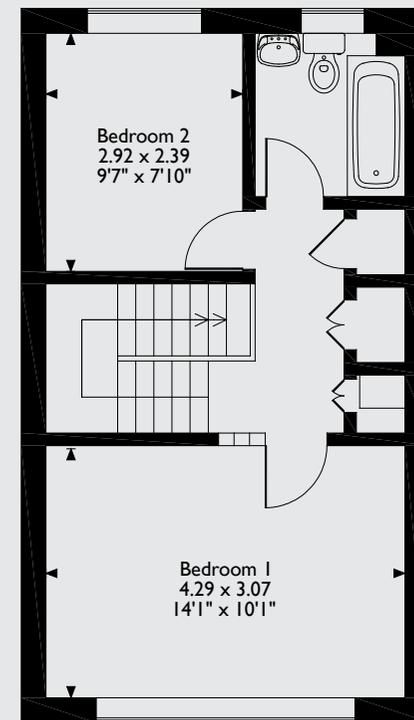
## 6 Eagles, Faringdon Approximate Gross Internal Area 108 Sq M / 1158 Sq Ft



**Ground Floor**



**First Floor**

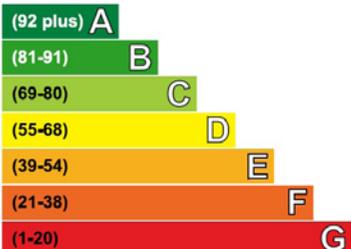


**Second Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

### Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
	78
50	

Not energy efficient - higher running costs

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