



Hicks Close, Faringdon
Oxfordshire, Guide Price £600,000

Waymark

Hicks Close, Faringdon SN7 7NQ

Oxfordshire

Freehold

Spacious Detached Family Home | Four Spacious Double Bedrooms | Two/Three Reception Rooms | Including An Impressive Open Plan Kitchen/Diner/Family Room | Three Modern Bathrooms | Quiet End Of Cul-De-Sac Position | Driveway And Garage | Front & Rear Gardens | Popular & Sought After Location

Description

A fantastic opportunity to purchase this substantial detached four double bedroom family home which is situated in a popular and sought after location at the end of a quiet cul-de-sac on the outskirts of Faringdon. The property also benefits from two/three reception rooms including a stunning open plan kitchen/diner/family room with access out to garden, three bathrooms, driveway parking, garage and rear garden.

This beautiful property is offered to the market chain free and comprises; Entrance hall complete with built in storage, downstairs w/c, utility room, beautiful open plan kitchen/diner/family room complete with island, and two sets of french doors out to the garden, spacious sitting room with bay window, landing, modern family bathroom, and four large double bedrooms, two with en-suite's and built-in wardrobes. Master bedroom complete with bay window and en-suite with jack and jill basins and both walk-in shower and bath.

Outside there is a driveway leading up to the up to the garage as well as a small front garden. To the rear of the property the garden is larger than average and is mainly laid to lawn along with a paved patio area for outside dining and entertaining.

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, Aldi supermarket, as well as a Home Bargains, in addition to the existing Tesco store.

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B	85	
(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	



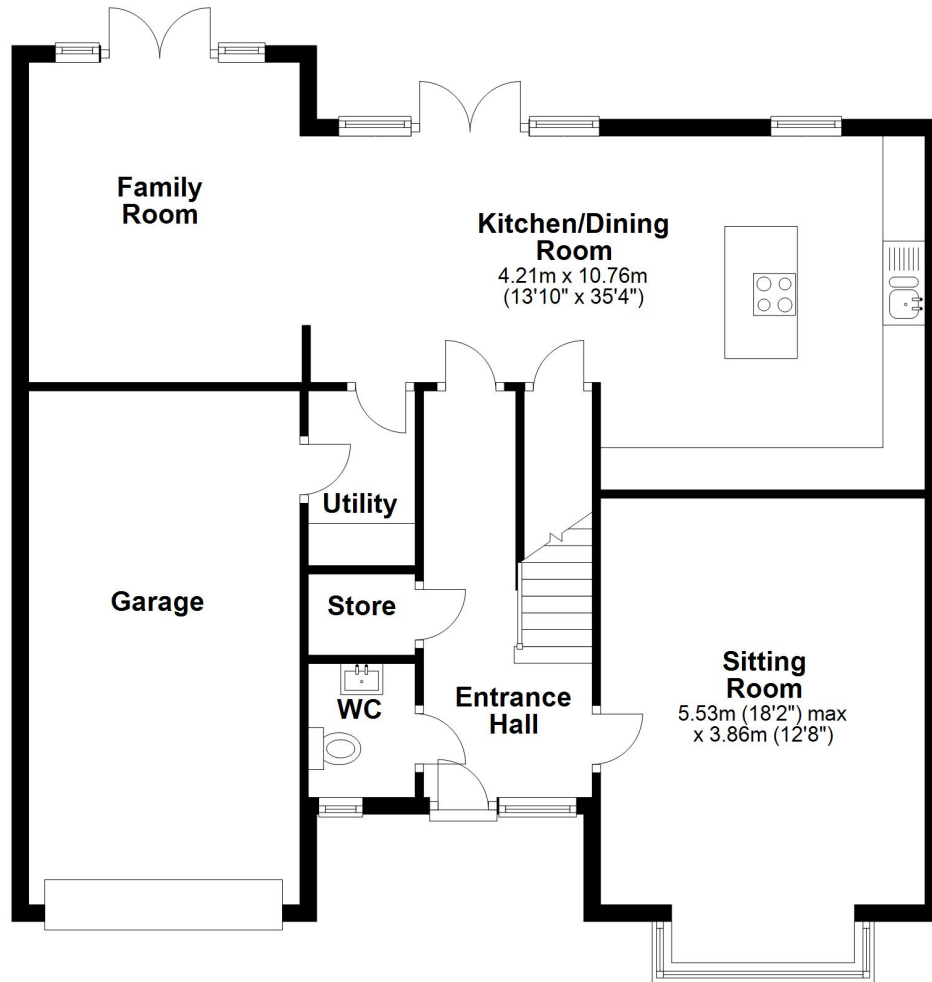
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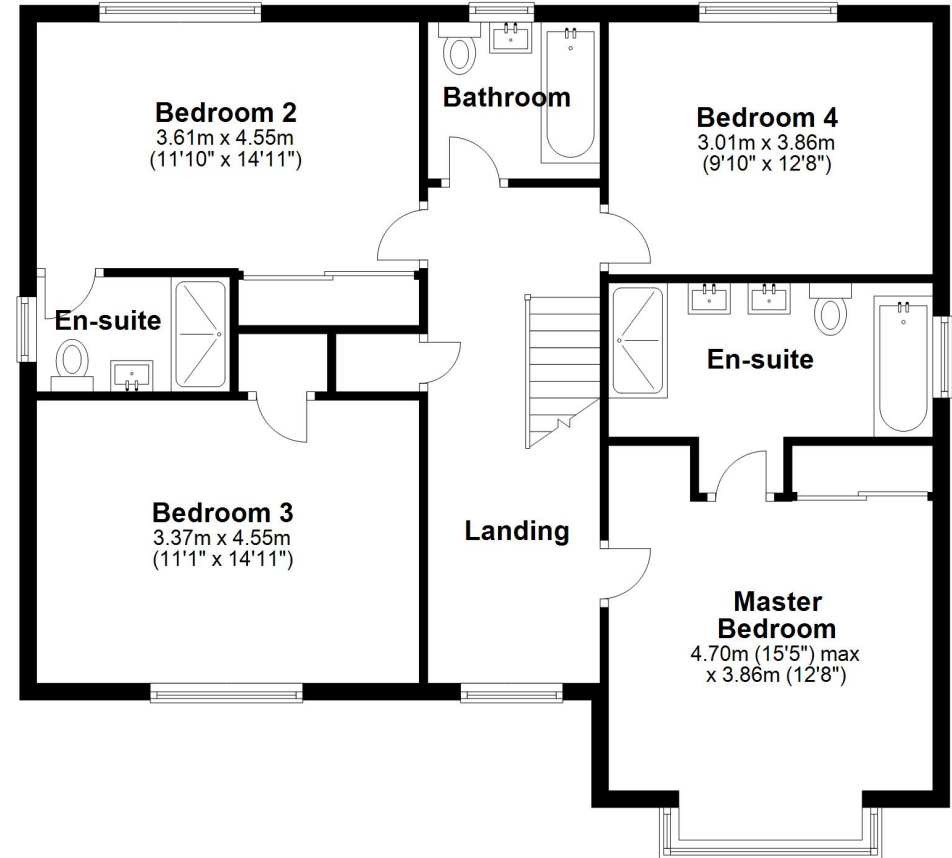
Ground Floor

Approx. 96.9 sq. metres (1043.5 sq. feet)



First Floor

Approx. 89.5 sq. metres (963.1 sq. feet)



Total area: approx. 186.4 sq. metres (2006.6 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.

