



157 Marlborough Gardens, Faringdon SN7 7DG  
Oxfordshire, Offers in Excess of £425,000

Waymark



# Marlborough Gardens, Faringdon SN7 7DG

Oxfordshire

Freehold

**Spacious Family Home | Six Bedrooms Providing Flexible Accommodation | Including Two Bedroom Self-Contained Annex | Three Reception Rooms | Two Bathrooms & Downstairs W/C | Driveway Parking | Spacious Rear Garden | Close To All Amenities, Market Place And Schooling | View To The Rear Over Tuckers Park**

## Description

A fantastic opportunity to purchase this spacious six bedroom family home which is located in an established and popular location in Faringdon. The property is located at the end of a quiet cul-de-sac and backs onto Tuckers Park, so is ideally positioned for families as you can also walk to amenities including the market place, super markets and local schooling.

A big selling point for this property is that the accommodation is very flexible. The property could be used as a six bedroom family home, or alternatively a four bedroom home with a two bedroom self-contained annex which could be rented out for monthly income. Currently the internal door connecting the two properties is blocked up, but this could easily be opened back up.

The main properties accommodation comprises; Entrance hall with storage cupboard, downstairs w/c, open plan kitchen/diner with access to garden, dual aspect sitting room, landing, family bathroom and four bedrooms.

The annex's accommodation comprises; kitchen, triple aspect open plan sitting/dining room with access to garden, landing, shower room and two light and airy bedrooms.

Outside there is a driveway to the front providing off-street parking for circa two vehicles. The rear garden is spacious and wraps around from the rear of the property and opens up to to the side of the property. The garden is mainly laid to lawn along with a couple of paved patio areas which are perfect for outside dining and entertaining. There is also a large storage shed.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas 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: C



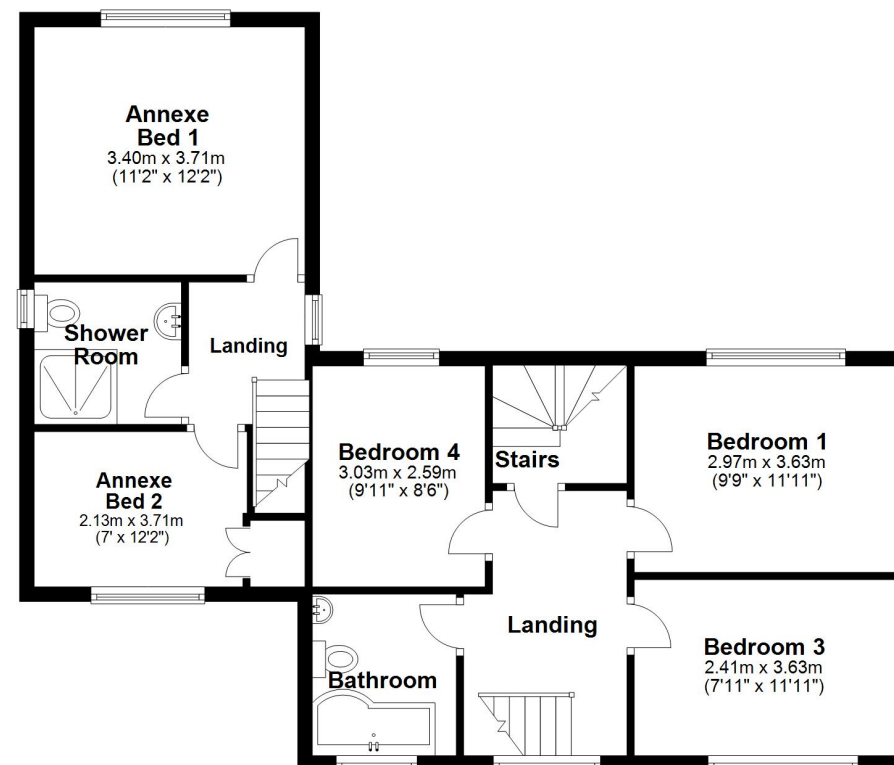
**Waymark**  
**Faringdon Office**

**T: 01367 820070**

**E: [farindon@waymarkproperty.co.uk](mailto:farindon@waymarkproperty.co.uk)**

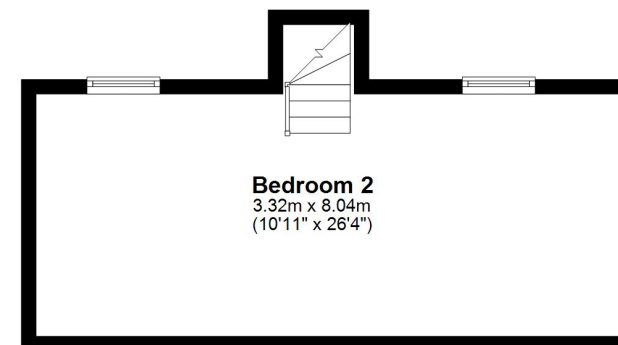
## First Floor

Approx. 72.6 sq. metres (781.3 sq. feet)



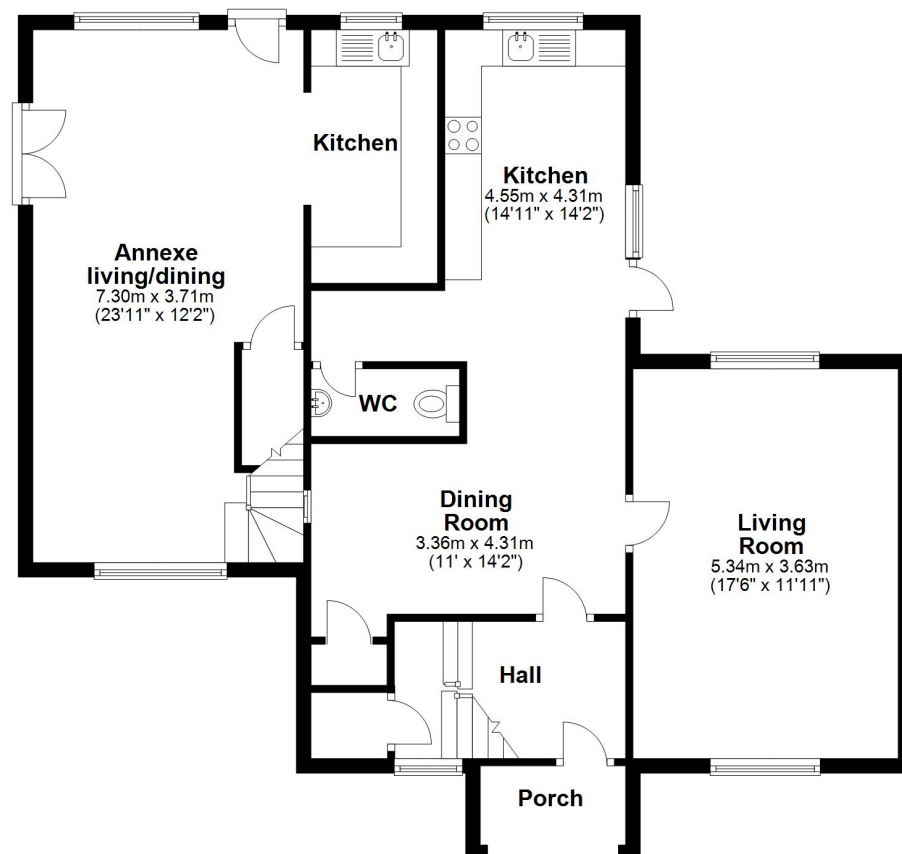
## Second Floor

Approx. 27.5 sq. metres (296.3 sq. feet)



## Ground Floor

Approx. 93.5 sq. metres (1006.1 sq. feet)



Total area: approx. 193.6 sq. metres (2083.8 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.



