



Stepp Lane, Faringdon
Oxfordshire, Offers in Excess of £425,000

Waymark

Stepp Lane, Faringdon SN7 7UZ

Oxfordshire

Freehold

Detached Family Home | Four Double Bedrooms | Two Modern Bathrooms And Downstairs W/C | Two Reception Rooms | Including Dual Aspect Open Plan Kitchen Diner | Spacious Sitting Room With French Doors Out To Garden | Good Size Rear Garden | Double Width Driveway For At Least Three Vehicles | Detached Garage | Utility Cupboard | Close To All Amenities, Schooling And Bus Stop

Description

A fantastic opportunity to purchase this spacious four double bedroom detached town house which is located in the popular Oriel Gardens development in Faringdon built by reputable builders Bloor Homes. The property is walking distance to amenities including supermarkets and schooling as well as providing great commuter access onto the A420. The property benefits from flexible accommodation and boasts four spacious and light double bedrooms, two reception rooms, two modern bathrooms, double width driveway, detached garage and good size rear garden.

The property is only circa 3 years old and the accommodation comprises; Entrance hall, downstairs w/c, utility cupboard, modern dual aspect open plan kitchen/diner complete with some built in appliances and a large bay window, spacious dual aspect sitting room with French doors out to the garden, landing, modern shower room, and four spacious and light double bedrooms, master with built-in wardrobes and access to jack and jill en-suite/bathroom with both walk-in shower and bath.

Externally there is a double width driveway for at least three vehicles which leads up to the detached single garage. The rear garden is a good size and is laid to lawn with a small paved patio area.

The property is freehold and is connected to mains gas, electricity, water and drainage. The property is very energy efficient with an EPC rating of B. There is mains gas central heating and upvc double glazing throughout. There is also circa 7 years remaining left of NHBC warranty on the property. 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



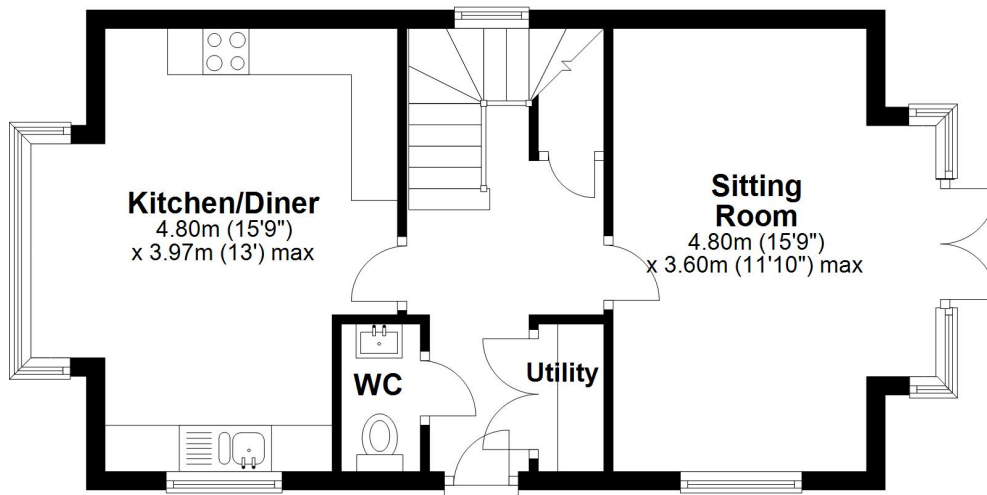
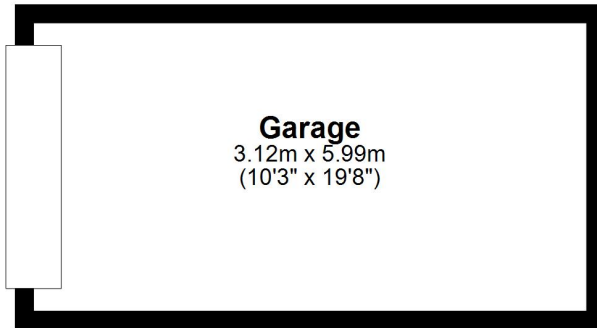
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



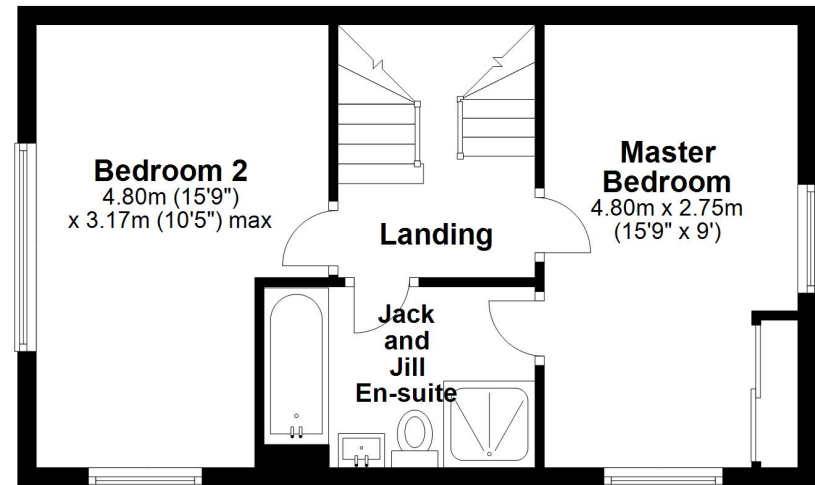
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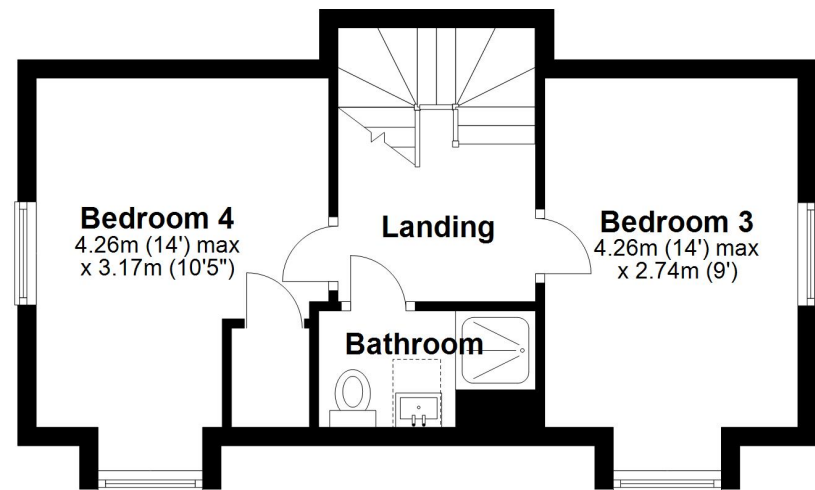
Ground Floor
Approx. 62.2 sq. metres (669.8 sq. feet)



First Floor
Approx. 39.6 sq. metres (426.1 sq. feet)



Second Floor
Approx. 33.4 sq. metres (360.0 sq. feet)



Total area: approx. 135.3 sq. metres (1455.9 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.

