



Proctor Way, Faringdon
Oxfordshire, Offers in Excess of £475,000

Waymark

Proctor Way, Faringdon SN7 7UY

Oxfordshire

Freehold

No Onward Chain - Viewing Highly Advised! | Four Double Bedroom Family Home | Master Bedroom Complete With En-Suite And Fitted Wardrobes | Two Reception Rooms And Office | Utility Cupboard & Downstairs W/C | Landscaped South Facing Rear Garden | Private Driveway Parking And Garage | Quiet Cul-De-Sac Location | Short Walk To Market Place, Amenities And Local Schooling | Popular And Sought After Location

Description

A fantastic opportunity to purchase this modern four double bedroom family home, located on a quiet cul-de-sac offering a lovely outlook to the front up towards the Faringdon Folly. The property has been well maintained since new and includes two reception rooms and an office, two bathrooms, a landscaped garden, and ample driveway parking and garage. The property is walking distance to amenities including super markets, local schooling, as well as benefiting from great commuter access onto the A420.

The property is offered to the market chain free and the accommodation comprises; Entrance hall, downstairs w/c, utility cupboard, bright and spacious dual aspect open plan kitchen/dining/family room complete with island, built-in appliances and French doors out to the garden, sitting room with French doors out to the garden, study with large window to the front, open landing, family bathroom with separate bath and walk-in shower and four light and airy double bedrooms, master with both modern en-suite shower room and fitted wardrobes.

Externally, the property is found in a quiet cul-de-sac and offers private driveway parking which leads up to the garage. To the rear of the property, the South facing garden is private and has been landscaped. The garden is mainly laid to lawn along with well stocked flower borders, raised beds and a paved patio area which is perfect for outside dining and entertaining.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating and modern upvc double glazing. The property was built circa four years ago by reputable builders Bloor Homes, so there is still circa six years remaining of NHBC builders warranty. 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.

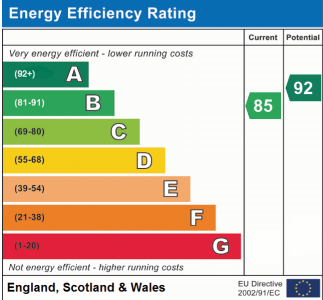
Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council

Tax Band: F



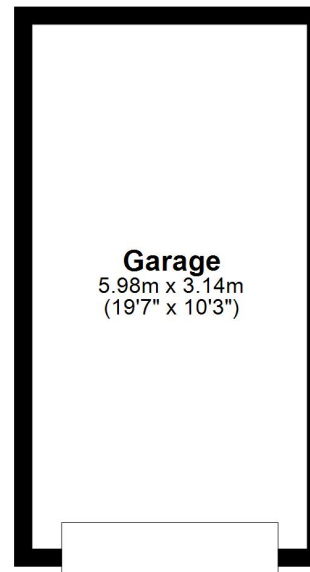
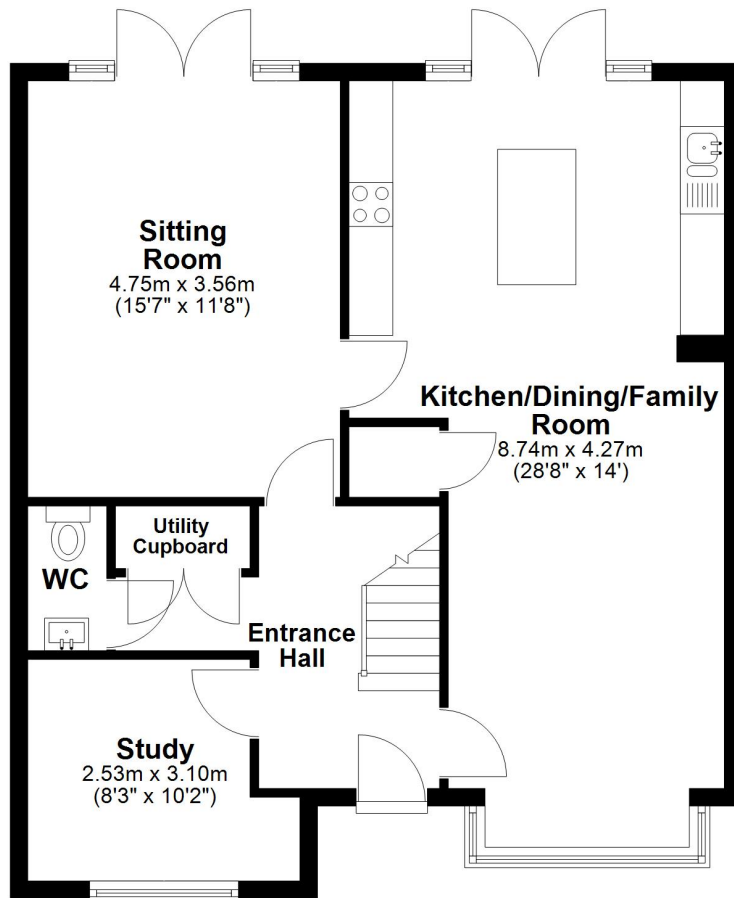
Waymark
Faringdon Office

T: 01367 820070
E: faringdon@waymarkproperty.co.uk



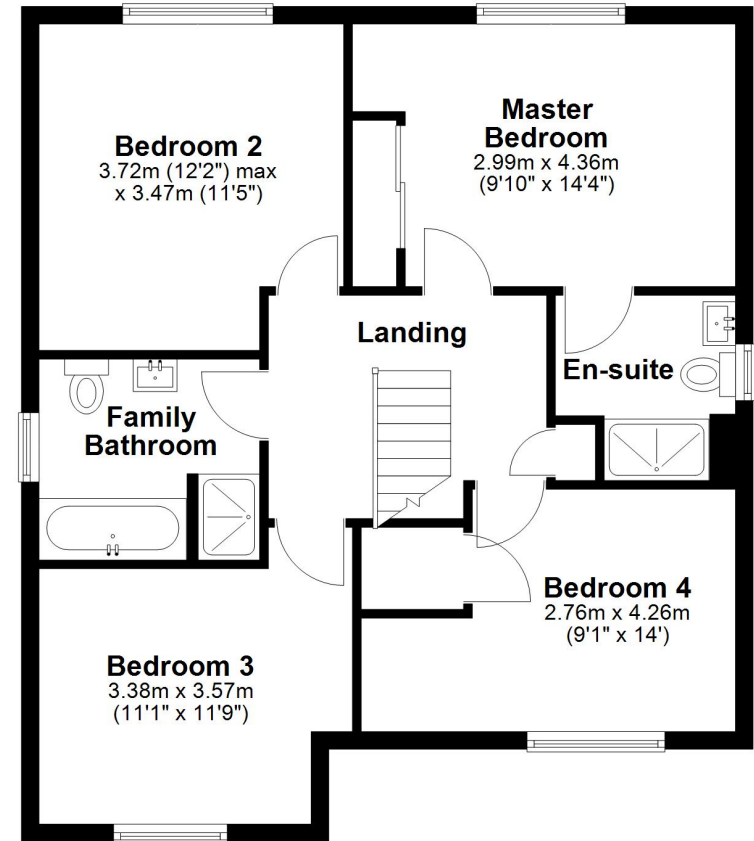
Ground Floor

Approx. 86.8 sq. metres (934.3 sq. feet)



First Floor

Approx. 67.3 sq. metres (724.1 sq. feet)



Total area: approx. 154.1 sq. metres (1658.4 sq. feet)

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.

