



Westland Road, Faringdon  
Oxfordshire, Guide Price £500,000

Waymark

# Westland Road, SN7 7EY

Oxfordshire

Freehold

**Newly Built High Specification Property | Four Light And Airy Bedrooms | Two Spacious Reception Rooms And Office | Including Stunning Open Plan Kitchen/Diner/Family Room With Bi-Fold Doors | Two Well Appointed Modern Bathrooms | Utility Area & Downstairs W/C | South Facing Landscaped Garden | Driveway With EV Charger | Solar Panels (4.1 kw) | EPC Rating: A | Popular And Sought After Location | Chain Free**

## Description

A fantastic opportunity to purchase this stunning newly built four bedroom detached family home which has been built to high and exacting standard throughout and is situated at the end of a quiet and sought after no through road, in the popular market town of Faringdon. The property offers modern and energy efficient accommodation with four light and airy bedrooms, two spacious reception rooms, two well appointed modern bathrooms, driveway parking and private South facing landscaped garden. The property also boasts solar panels (4.1 kw) as well as an EV car charger on the driveway.

This impressive property is offered to the market chain free and comprises; Spacious entrance hall with two storage cupboards, downstairs w/c, utility room with space for both washing machine and dryer, stunning open plan kitchen/dining/family room complete with built-in appliances and bi-fold doors out to the garden terrace, sitting room, office, impressive landing with velux window and two large storage cupboards, beautiful modern family bathroom with both walk-in shower and bath, four spacious and light bedrooms, three of which benefit from built-in wardrobes and master with newly fitted en-suite shower room.

Outside there is a graveled driveway to the front which provides ample off-street parking. There is also an EV car charging port. To the rear is a sunny South facing landscaped garden which is private, mainly laid to lawn and benefits from a spacious paved patio area which is perfect for outside dining and entertaining. There is also a large storage shed to the rear of the garden.

The property is freehold and is connected to mains gas, electricity, water and drainage. It is also fully wired with a Cat 6 network. The property is very energy efficient with solar panels (4.1 kw), and has an EPC rating of A! There is also a 10 year warranty with the property through Build Zone. 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:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	94	94
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

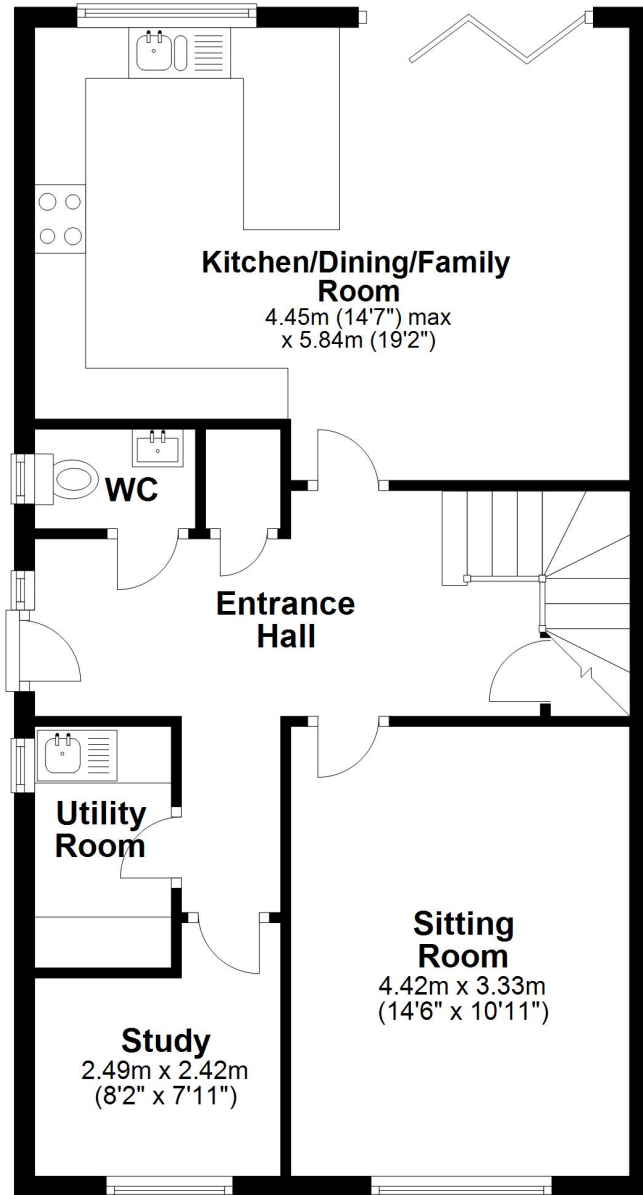


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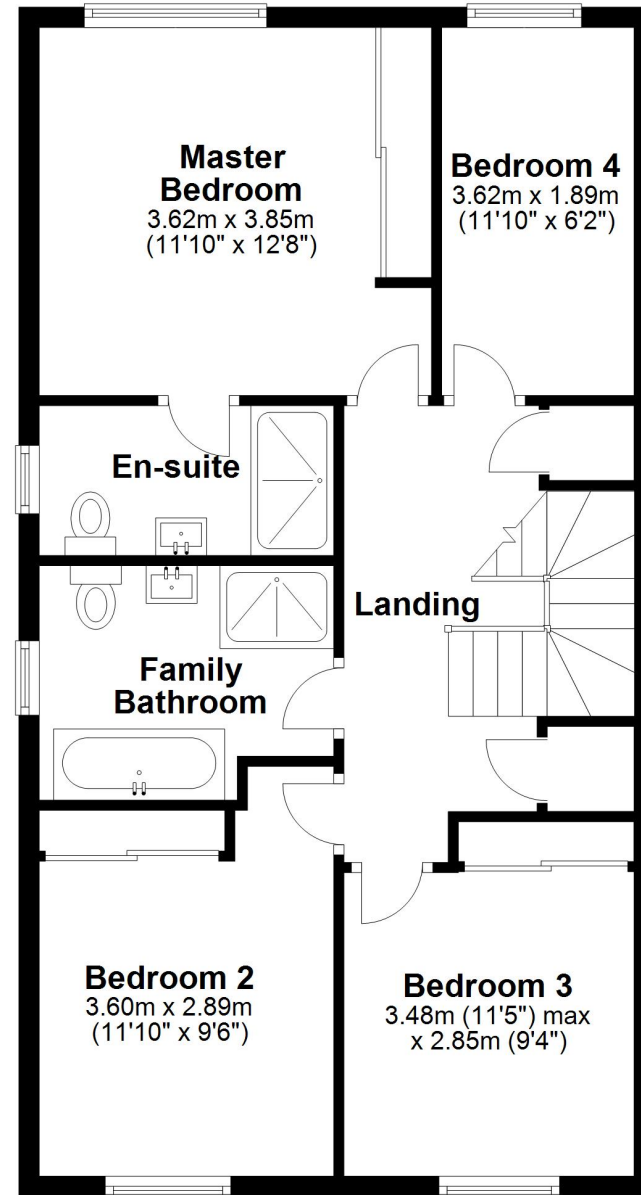
## Ground Floor

Approx. 66.0 sq. metres (709.9 sq. feet)



## First Floor

Approx. 66.0 sq. metres (709.9 sq. feet)



Total area: approx. 131.9 sq. metres (1419.9 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.

