



Berry Close, Faringdon
Oxfordshire, Guide Price £525,000

Waymark

Berry Close, Faringdon SN7 7FL

Oxfordshire

Freehold

Gated Small Development | Substantial Family Home | Five Spacious Bedrooms | Two Reception Rooms | Kitchen/Breakfast Room | Two Bathrooms | Utility & Downstairs W/C | Garage & Workshop With Electric Garage Door | Off-Street Parking | Private Landscaped Rear Garden | Prominent Location In Faringdon Close To Amenities | Circa 2230 Sq Ft Including Garage

Description

A fantastic opportunity to purchase this beautifully appointed and spacious five bedroom property which is located in a quiet and peaceful location within a gated close in Faringdon. The property is walking distance to the towns market place and local amenities, including local schooling, super markets, leisure centre, public houses, restaurants and cafe's. The property offers flexible accommodation throughout with five spacious bedrooms, two reception rooms, kitchen/breakfast room, private and landscaped rear garden, garage, workshop and off-street parking.

The property is in immaculate condition throughout and comprises; Entrance hall with built-in storage, downstairs w/c, utility room, open plan kitchen/breakfast room with built-in appliances, dining room, spacious sitting room with French doors out to the private garden, landing, family bathroom, five spacious bedrooms, four with built-in wardrobes and master with en-suite shower room. The top floor bedroom also benefits from a very large walk-in wardrobe which does have available plumbing which means this could be converted to a further bedroom with en-suite room.

Throughout the ground and first floor there is a mixture of hard wood flooring and beautiful Spanish tiled flooring including the beautiful staircases.

Externally there is an electric gate to the front of the development providing privacy and access to your parking and garage. To the rear of the property is a sunny South-West facing private garden which has been beautifully landscaped and is easy to maintain. The garden is well stocked with specimen trees and shrubs. There is also direct access from the garden to the garage and workshop as well as side access.

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: E



Waymark
Faringdon Office

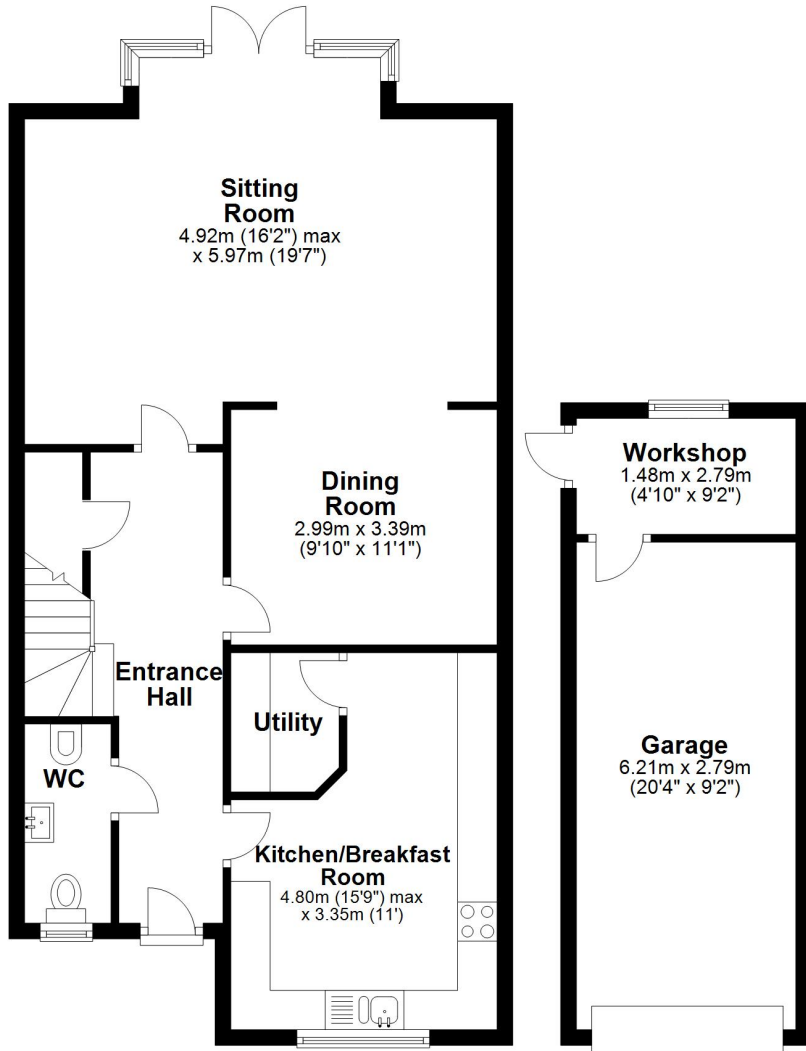
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		80	86
		EU Directive 2002/91/EC	

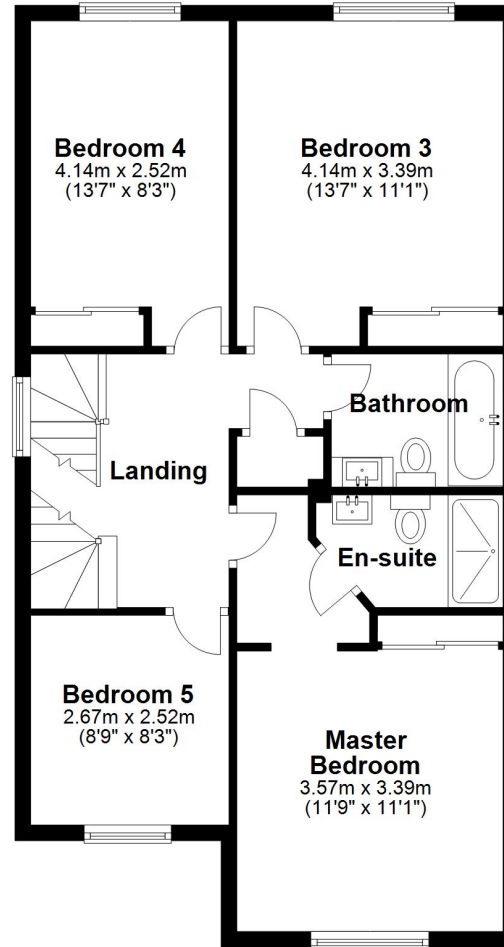
Ground Floor

Approx. 90.1 sq. metres (969.3 sq. feet)



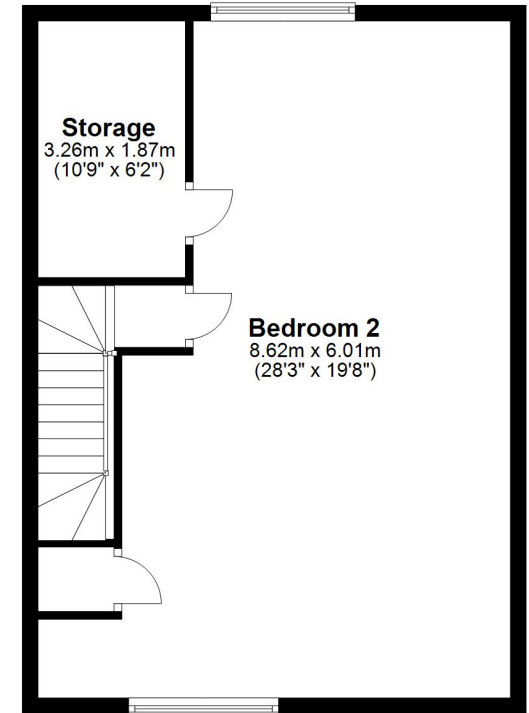
First Floor

Approx. 66.1 sq. metres (711.2 sq. feet)



Second Floor

Approx. 51.8 sq. metres (557.1 sq. feet)



Total area: approx. 207.9 sq. metres (2237.6 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.

