



Palmer Road, Faringdon  
Oxfordshire, Offers in Excess of £500,000

Waymark



# Palmer Road, Faringdon SN7 7FR

Oxfordshire

Freehold

**Substantial Detached Family Home | Five Spacious And Light Double Bedrooms | Three Reception Rooms | Including Modern Open Plan Kitchen Diner | Three Modern Bathrooms | Utility & Downstairs W/C | Detached Double Garage | Off-Street Parking For At Least Three Cars | Circa 2000 Square Foot!**

## Description

A fantastic opportunity to purchase this stunning and substantial detached five double bedroom family property (with circa 2025 sq ft of space) situated on a popular development in Faringdon. Only a short walk to local amenities, supermarkets and schooling with fantastic commuter access onto the A420. The property also benefits from off street parking for at least three cars, detached double garage and landscaped rear garden.

The property is immaculate throughout and comprises of; Entrance hall, downstairs w/c, utility room, open plan kitchen/diner with french doors out to the garden, spacious triple aspect sitting room with french doors out to the garden, family room, landing with access to airing cupboard, modern family bathroom, five light and airy double bedrooms, two with built in wardrobes and master bedroom with large built in wardrobes and en-suite shower room.

Outside there is a decent size driveway providing parking for at least three cars which leads up to the detached double garage. To the rear the garden is not overlooked, the rear garden has been landscaped and is easy to maintain with large paved patio area, decking and gravelled area which makes this the perfect garden for outside dining and entertaining.

The property is freehold and is connected to mains gas, electric, water and drainage. There is 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(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	

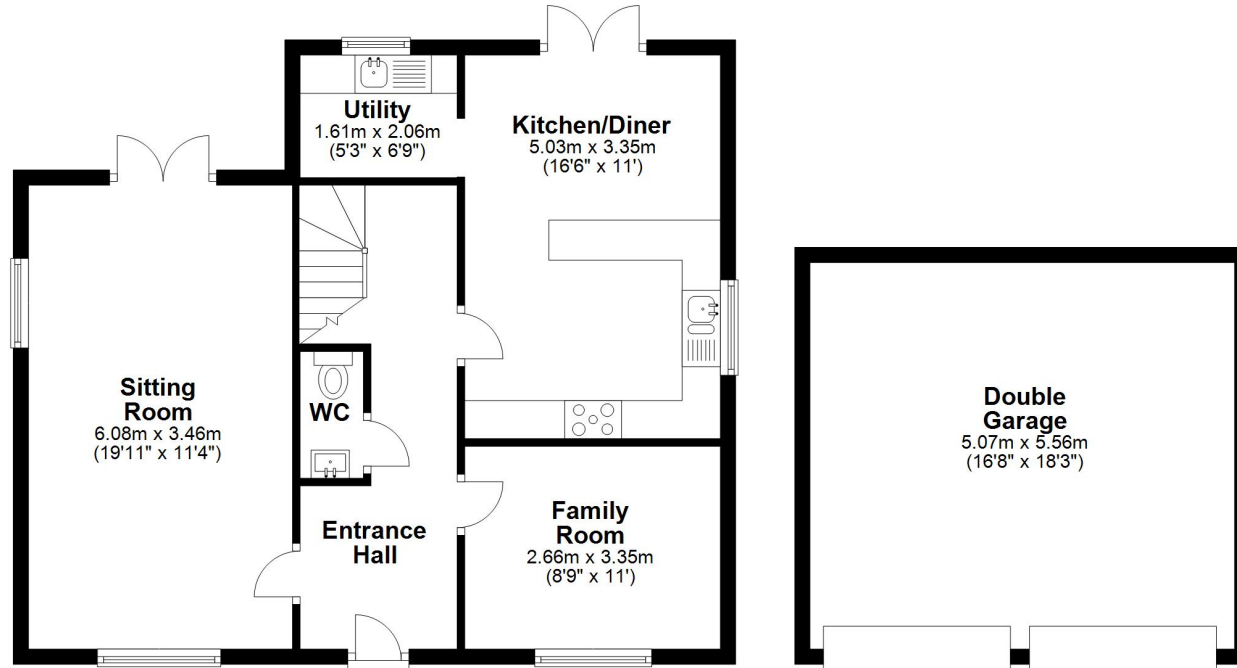


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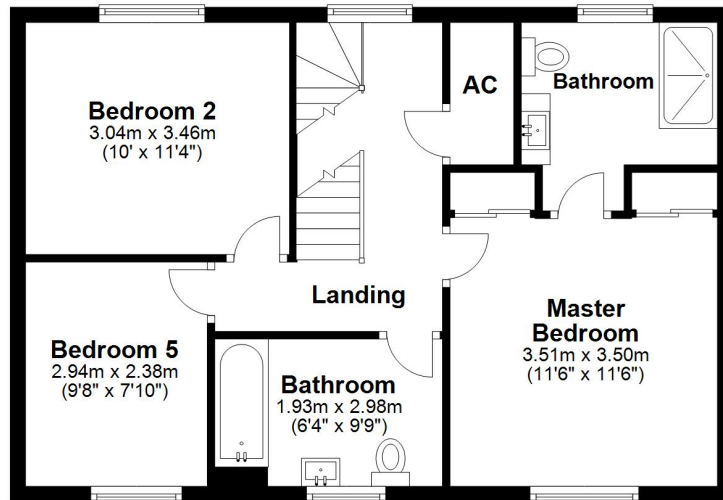
### Ground Floor

Approx. 92.7 sq. metres (998.1 sq. feet)



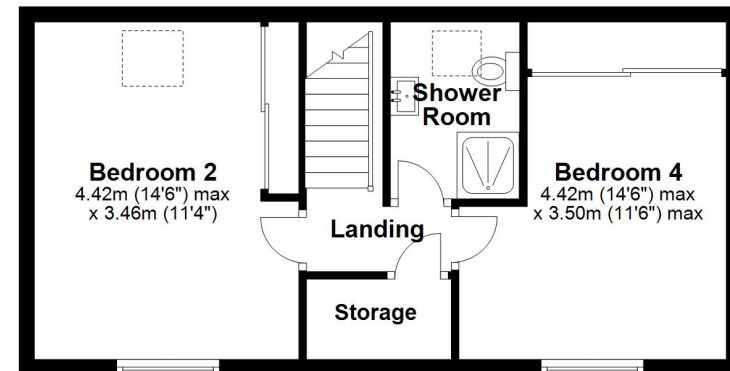
### First Floor

Approx. 55.1 sq. metres (593.5 sq. feet)



### Second Floor

Approx. 40.1 sq. metres (431.7 sq. feet)



Total area: approx. 188.0 sq. metres (2023.3 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.



