



Blackthorn Row, Faringdon
Oxfordshire, Offers in Excess of £400,000

Waymark

Blackthorn Row, Faringdon SN7 7GY

Oxfordshire

Freehold

Detached Family Home | Four Light And Airy Bedrooms | Two Spacious Reception Rooms | Including Open Plan Dual Aspect Kitchen/Diner | Two Modern Bathrooms And Downstairs W/C | Driveway & Garage | Walled Rear Garden | Popular And Sought After Location

Description

A fantastic opportunity to purchase this beautiful four bedroom detached family home which is situated in a popular and sought after location on the edge of Faringdon, close to the countryside and complete with great commuter access onto the A420. The property is circa 5 years old and benefits from two spacious reception rooms, four light and airy bedrooms, two modern bathrooms, driveway parking, garage and garden.

The properties accommodation comprises; Entrance hall with built-in storage, downstairs cloakroom, dual aspect and spacious kitchen/dining room, dual aspect sitting room with French doors into the garden, landing, modern family bathroom, and four light and airy bedrooms including master bedroom with both fitted wardrobes and modern en-suite shower room.

Outside there is a driveway leading to the garage providing off-street parking. The garage has a rear door as well as power and lighting. The rear garden is laid to lawn along with a small paved patio area.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating as well as upvc double glazing. 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

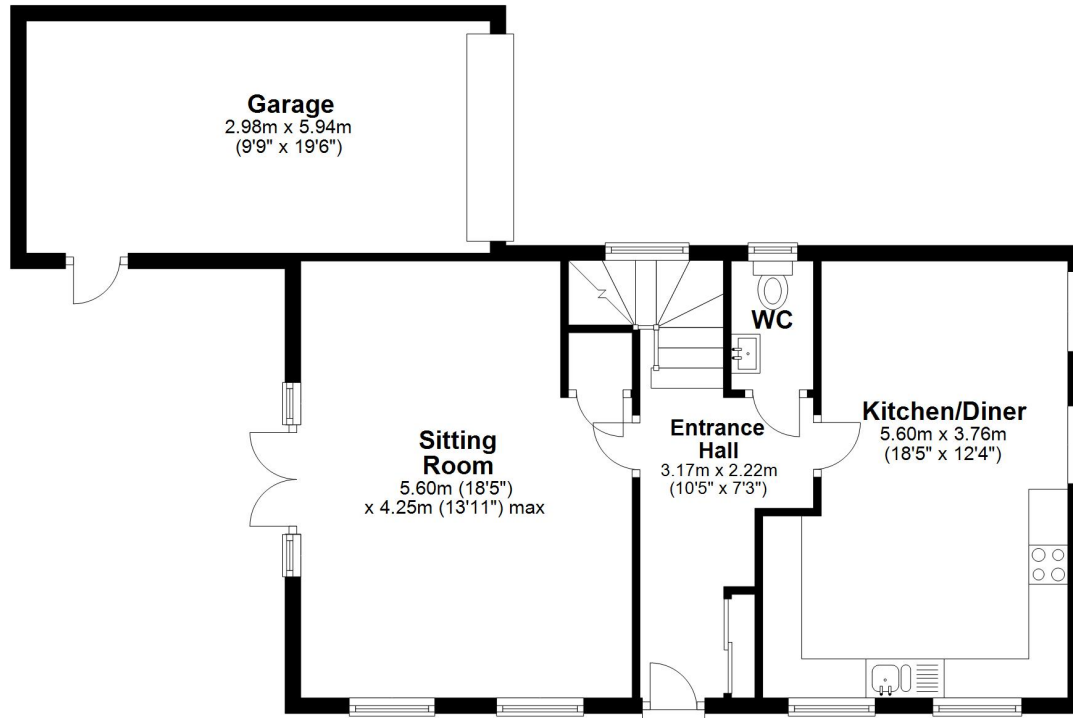
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		94
B	(81-91)	85	
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

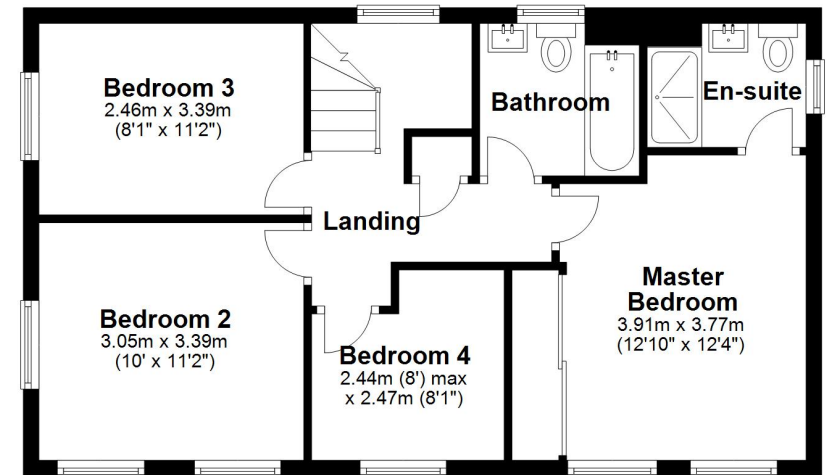
Ground Floor

Approx. 72.2 sq. metres (776.9 sq. feet)



First Floor

Approx. 55.1 sq. metres (592.7 sq. feet)



Total area: approx. 127.2 sq. metres (1369.6 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.

