



Eaton Close, Faringdon
Oxfordshire, Offers in Excess of £560,000

Waymark

Eaton Close, Faringdon SN7 7FG

Oxfordshire

Freehold

Substantial Detached Family Home | Five Spacious And Light Bedrooms | Four Reception Rooms | Three Bathrooms | Downstairs w/c & Utility Area | Walled Rear Garden | Gated Driveway | Detached Double Garage | Popular & Sought After Location

Description

A fantastic opportunity to purchase this beautiful five bedroom detached family home which is located at the end of the close in a private and secluded location, fronting onto trees and woodland. The property is walking distance to local shop, leisure centre local schooling, park and bus stop, this home also benefits from four reception rooms, three bathrooms, gated driveway, double garage and walled garden.

This impressive family home comprises; Entrance hall, downstairs w/c, utility room, kitchen/breakfast room complete with French doors out to garden, spacious sitting room with fireplace and french doors out to garden, dining room, office, landing, family bathroom, five spacious and light bedrooms, four with large built-in wardrobes, and two with en-suite bathrooms.

Outside there is a gated driveway which provides plenty of off-street parking and leads up to the detached double garage. The rear garden is walled and has been landscaped. The rear garden is mainly laid to lawn along with a paved patio area which is perfect for outside dining and entertaining as well as well stocked flower beds and borders.

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: G

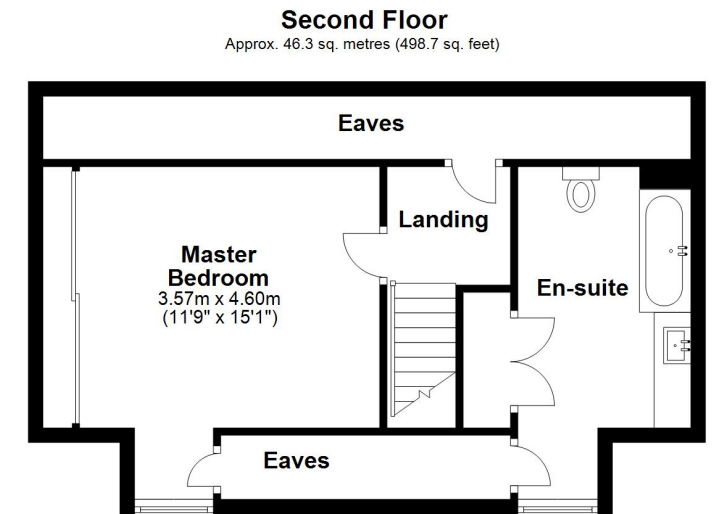
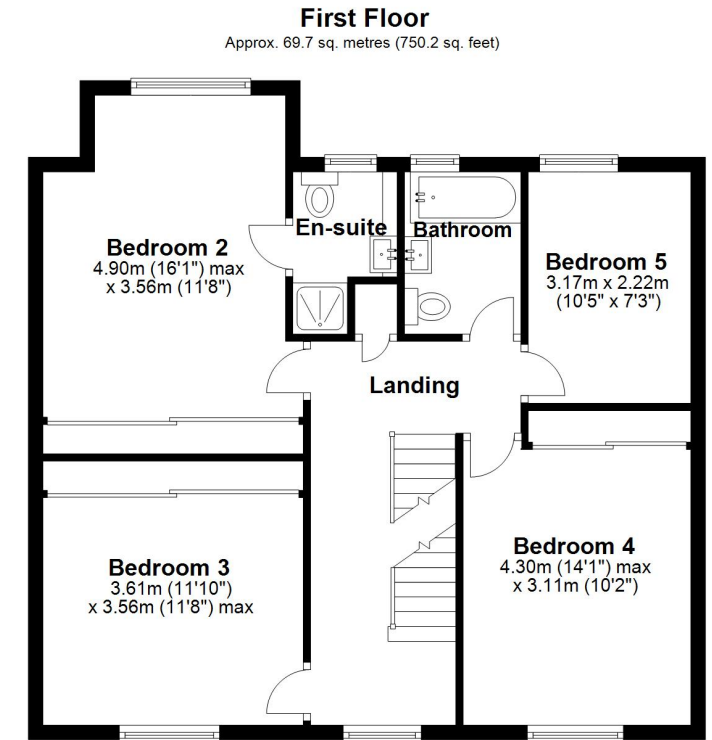
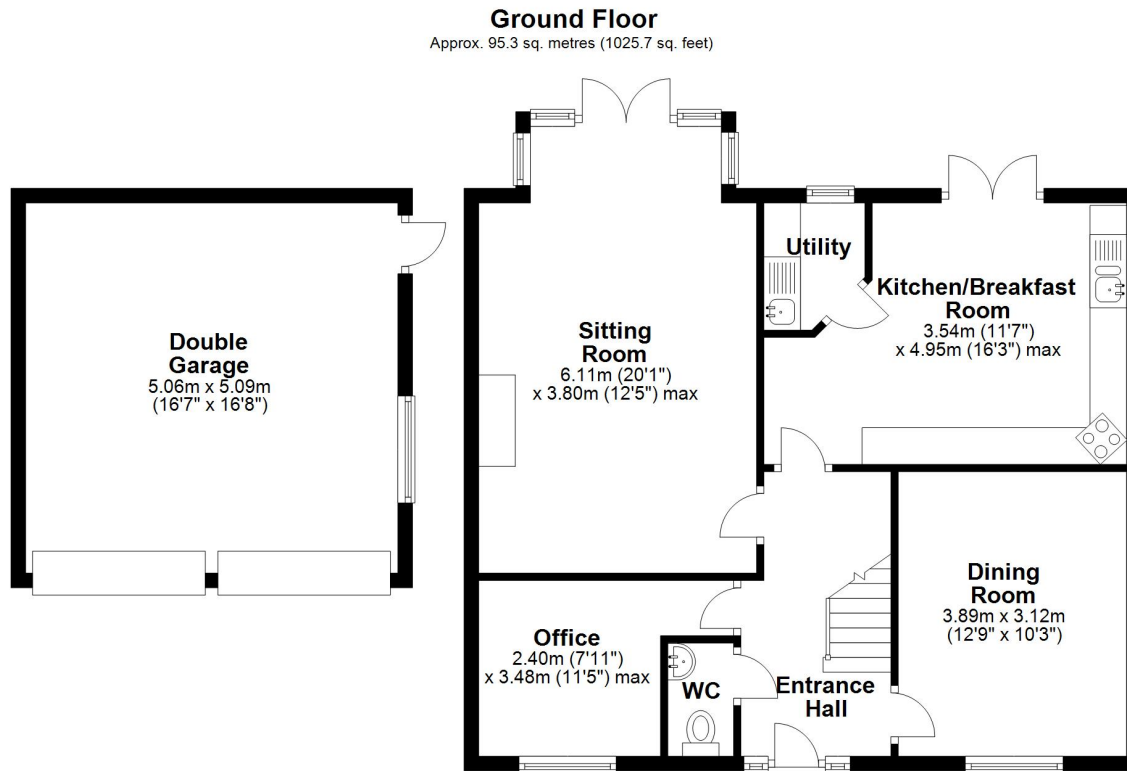


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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Total area: approx. 211.3 sq. metres (2274.5 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.

