

PerryBishop

PROPERTY MADE PERSONAL

Coxwell Gardens, Coxwell Road, Faringdon, Oxfordshire SN7 7HB



No onward chain • Over 55s complex • Two bedrooms • Open plan living/dining room • Two shower/bath rooms • Pretty and secluded rear garden • Residents' parking and visitor spaces • Communal gardens • EPC D

Coxwell Gardens,

Coxwell Road, Faringdon, Oxfordshire SN7 7HB

Key Features



2
Bedrooms



2
Bathrooms



1
Reception

About the property

Situated on a small development in Faringdon, specifically for residents over 55 years of age. Coxwell Gardens is located only a short distance from the town centre and this home is offered to the market with no onward chain.

Upon entering the property, there is spacious entrance hall which gives access to a large storage cupboard and to a ground floor shower room with shower and WC. Stairs lead to the first floor.

There is a fitted kitchen to the front of the property, with inbuilt oven and hob, and space for other appliances. To the rear of the property there is a good sized sitting/dining room with fireplace and a box bay with doors leading to a quiet and secluded garden space.

To the first floor, there are two bedrooms and a bathroom which is fitted with a white suite.

Externally, the property has a small garden to the rear and access to the wonderful communal gardens to the front with cherry blossom trees. Parking is available within the grounds.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

The historic market town of Faringdon, dating back at least to the 12th century, has a thriving community and amenities such as the Leisure Centre, Library, Faringdon Community College, The Elms and Folly View primary schools, as well as The Old Station Nursery, doctors' and dentists' surgeries and a Family Centre. Buses travel from the town to private schools at Abingdon. The town now boasts three large supermarkets.

Faringdon is also ideally positioned for the A420, leading to the A34, M40 and M4 and mainline railway services from Swindon, Oxford, Oxford Parkway and Didcot Parkway. There is a frequent bus service through the town from Swindon to Oxford and back, linking to rail services and airports.

The Tower on Folly Hill was built by Lord Berners in 1935 and affords panoramic views across four counties. For over 20 years, the town has been twinned with Le Mêle-sur-Sarthe in France and in 2004, Faringdon became the first Fairtrade town in the South East of England.

Directions

From Faringdon Market Place, proceed up Marlborough Street to the mini roundabout and go straight over into Coxwell Street/Coxwell Road. Take a left hand turning into Coxwell Gardens and number 18 can be found in the far right hand corner.

What3Words: ///tides.outsize.threaded

Services & Tenure

The property is leasehold (lease expires 2116) and there is a ground rent of £365 per annum which is paid half yearly in advance.

There is also a monthly management fee of £205 pcm which covers building insurance, external upkeep of the property, a weekly gardening





service and periodic window cleaning - this is reviewed annually.

Pets are allowed subject to a small registration fee which can be revoked if the pet causes nuisance.

The property and the community has an emergency call assistance facility.

The lease expires in September 2116.

Local Authority

Vale of White Horse District Council

Council Tax Band C

Our reference

FAR/KB/KF/12092025

We'd love to hear from you

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what the owner said

"Coxwell Gardens community living offers a peaceful, secure co-existence in pleasantly maintained grounds without compromising your independence. You have a small plot if you are tempted into a little gardening which otherwise

will be maintained by the contract gardeners. It is a relief to be assured of private secure parking within the grounds and no fears of any external maintenance."



Coxwell Gardens, Faringdon, Oxfordshire, SN7



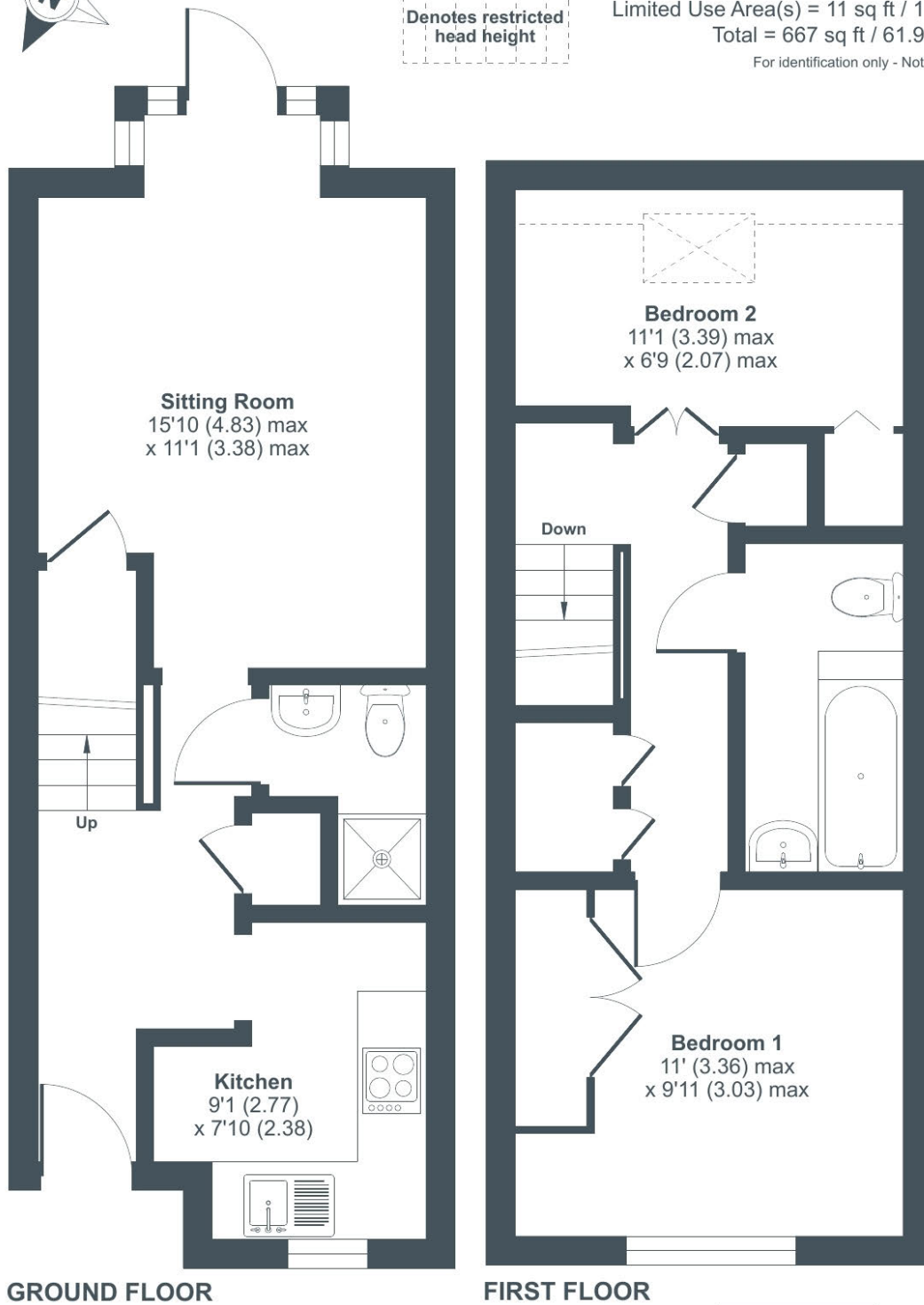
Denotes restricted
head height

Approximate Area = 656 sq ft / 60.9 sq m

Limited Use Area(s) = 11 sq ft / 1 sq m

Total = 667 sq ft / 61.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Perry Bishop. REF: 1346807

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.
Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

