

Wadley Cottages Faringdon, Oxfordshire, SN7 8PL



Sunset views over the Golden Ridge and Folly • Double garage and ample parking • Old workers cottage • Outbuilds/stores • Large gardens front and rear • Surrounded by lovely walks • Three bedrooms • Further attic room • EPC D

Wadley Cottages

Faringdon, Oxfordshire, SN7 8PL

Key Features



3
Bedrooms



2
Bathrooms



1
Receptions

About the property

Upon entering through the original front door, you are welcomed into the hallway, where you will find stairs rising to the first floor and ample storage. At the front of the house is the living room, centred around the fireplace. This has been opened into the dining room, creating a wonderful sociable space for entertaining.

At the back of the cottage is the kitchen, which was extended many years ago and offers further potential (STPP) to extend again. It is fitted with a range of wall and base units, as well as space for white goods. There is also a downstairs bathroom, fitted with a modern white suite, and an airing cupboard completing the downstairs accommodation.

On the first floor are three bedrooms: two doubles and a single bedroom fitted with a shower and cloakroom. The largest bedroom benefits from built-in wardrobes and has stairs leading to the top floor, which could be used as an office or dressing room, with Velux windows.

Externally, the front garden is laid to lawn and enclosed by hedges and mature trees. This wraps around the side and rear of the house, allowing ample space for planting and borders. Closest to the back of the house is a patio with access to the outbuildings/storage areas; one side is used for storage and the other as a utility room. There is also a large driveway with ample parking, leading to a double L-shaped garage.

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 The Place 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 more recently with Konigstein im Taunus in Germany. In 2004, Faringdon became the first Fairtrade town in the South East of England.

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.

Directions

From the town centre, head up London Street, past the Folly and out towards the A420. Before you reach the junction, the house can be found set back on the right hand side.

What3Words [///tightrope.worldwide.tangling](https://www.what3words.com/#!/tightrope.worldwide.tangling)

Services & Tenure

Tenure: Freehold

Electricity: Mains Supply

Water: Mains Supply

Sewerage: Other

Heating: Gas Central

Local Authority

Vale Of White Horse District Council

Council Tax Band D

Our reference

FAR110119

We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

E: farindon@perrybishop.co.uk

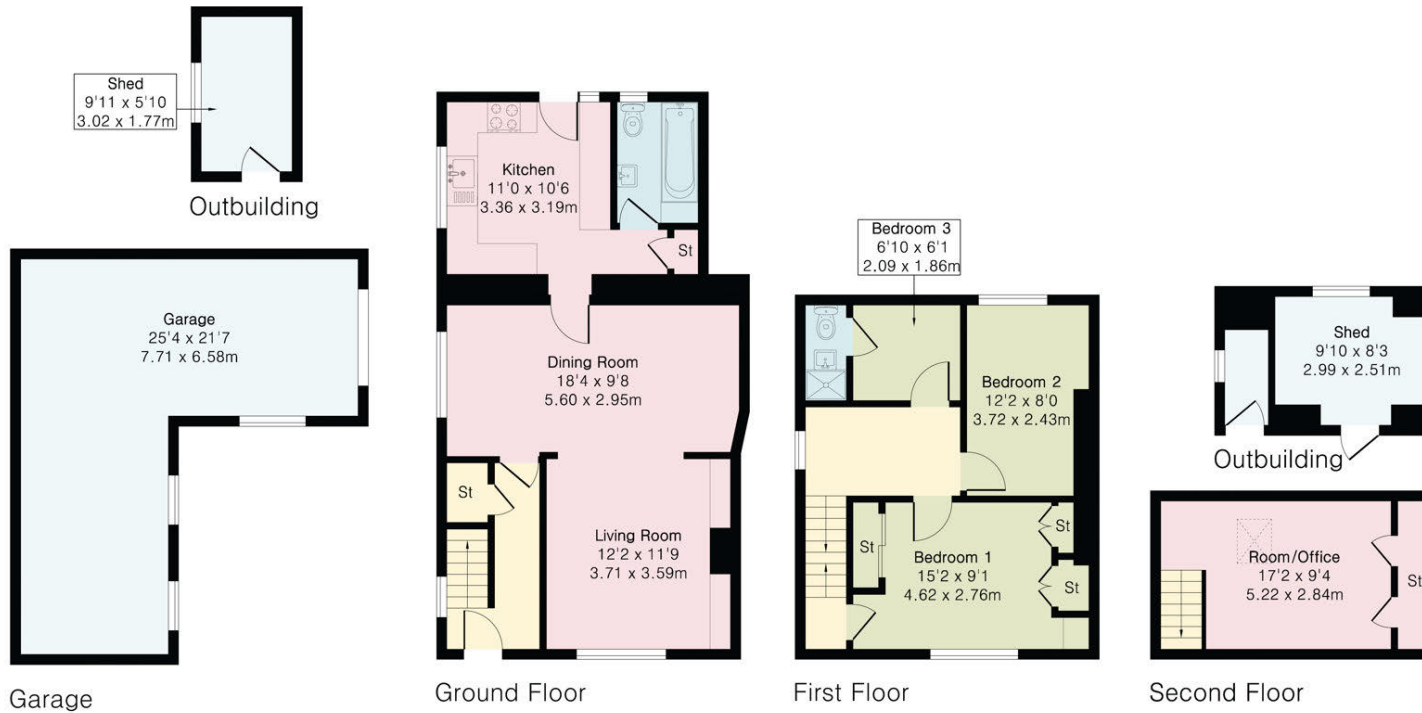






**Approximate Gross Internal Area 1375 sq ft - 128 sq m
(Including Garage)
(Excluding Outbuilding)**

Ground Floor Area 615 sq ft – 57 sq m
First Floor Area 399 sq ft – 37 sq m
Garage Area 361 sq ft – 34 sq m
Outbuilding Area 327 sq ft – 30 sq m



PerryBishop
PROPERTY MADE PERSONAL

16 Market Place, Faringdon, Oxfordshire, SN7 7HP
T: 01367 240356
E: faringdon@perrybishop.co.uk

perrybishop.co.uk

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.

