

## Harding Close, Faringdon, Oxfordshire SN7 7SJ



A semi-detached house • Two well-proportioned bedrooms • Modern kitchen • Sitting room with French doors to the rear garden • Enclosed rear garden • Garage and driveway parking • Popular location, within walking distance of the town centre



# Harding Close,

Faringdon, Oxfordshire SN7 7SJ

## Key Features



2  
Bedrooms

1  
Bathroom

1  
Reception

## About the property

This substantial two bedroom house is located within a popular part of Faringdon. The property is arranged over two floors and is in fantastic condition throughout.

The accommodation comprises an entrance hall with stairs rising to the first-floor landing and doors leading to all downstairs rooms including a cloakroom. There is a lovely modern kitchen to the front of the property which is fitted with a range of wall and base units, sink and integrated dishwasher, fridge/freezer and a Bosch oven and hob. To the rear of the property, there is a spacious sitting/dining room with an under-stairs cupboard and large patio doors into the lovely rear garden.

On the first floor, leading off the landing, there are two double bedrooms and a modern family bathroom comprising a bath with shower over, pedestal hand wash basin and low level WC.

Outside, there is a lawned front garden with a path to the front door, with gated side access leading to the enclosed rear garden

which is mainly laid to lawn with mature flower and shrub borders. To the rear of the garden is driveway parking that leads to the single garage.

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 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 Königstein im Taunus in Germany. In 2004, Faringdon became the first Fairtrade town in the South East of England.







#### Directions

From Faringdon Market Place, proceed up London Street and turn right after The Folly public house into Stanford Road. Take the second turning right into Berners Way and continue right down to the bottom, turning right into Harding Close. The property can be found on the left hand side before you reach the T junction.

What3Words: ///unrealistic.intervene.spearing

#### Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

#### Local Authority

Vale of White Horse District Council

Council Tax Band C

#### Our reference

FAR/LH/KF/12062025

#### We'd love to hear from you

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#### *what the owner said*

"I've lived here for 10 years and find it a very quiet area. The double patio doors lead to a lovely enclosed garden. An easily maintained house. Recently decorated. Located close to the Town and Tesco's, along with access to bus routes to Swindon and Oxford."



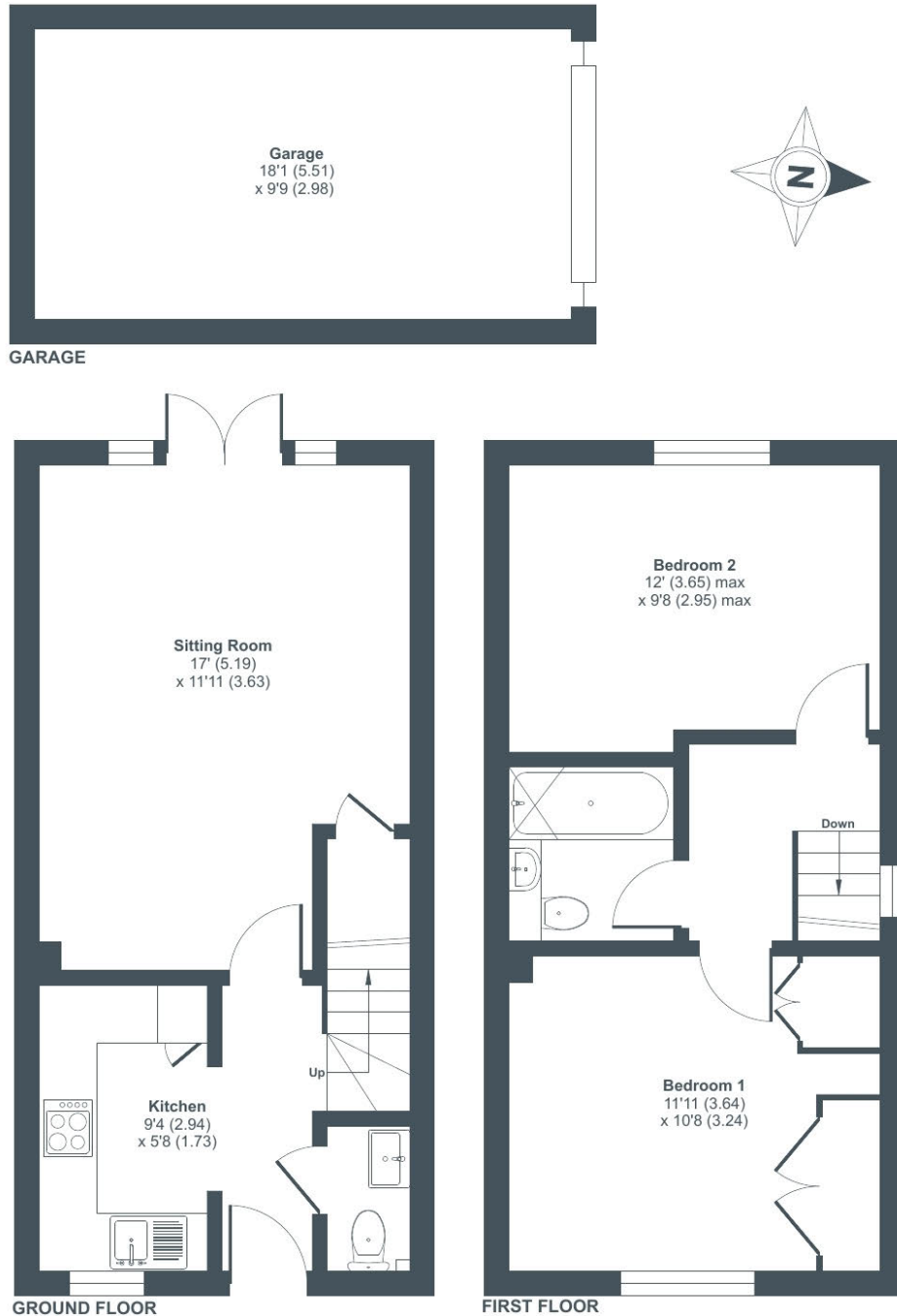
# Harding Close, Faringdon, Oxfordshire, SN7

Approximate Area = 678 sq ft / 62.9 sq m

Garage = 177 sq ft / 16.4 sq m

Total = 855 sq ft / 79.3 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: 1306526



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