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PROPERTY MADE PERSONAL



Nursery View Faringdon, Oxfordshire, SN7 8SJ

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Faringdon, Oxfordshire, SN7 8SJ

Key Features



5
Bedrooms



3
Bathrooms



2
Receptions

- Far reaching views
- Five bedrooms
- South facing garden
- Three bathrooms
- Separate office
- Living room with log burner
- Bi-fold doors in living room/kitchen
- Main bedroom with en-suite and dressing space

About the property

Upon entering you are welcomed into the internal hallway, with stairs to the first floor, storage cupboard and downstairs cloakroom. To your right is the separate downstairs office. Back in the hallway and on the left is the separate living room, with large dual-aspect windows flood the space with natural light. The room is also perfect for cozying up around the log burner or opening up the bi-fold doors onto the patio in the summer. At the back of the property is the main hub of the home, extended to create a large and light kitchen/dining/family room with a secondary set of patio doors onto the patio, this is the perfect space for entertaining. The kitchen has a range of wall and base units as well as a large kitchen island. Fitted with sleek modern white cabinets offering a range of storage. The family room is flooded with natural light and overlooks the south facing garden, the perfect spot for a morning coffee. Opposite the kitchen you then have the dining room space, with ample space for a large table. From here you also have internal access into the garage where the utility space is.

To the first floor are four large double bedrooms and a fifth good sized single. The main bedroom is an impressive 16x16 feet with a box bay window, this then flows into the dressing space with his and hers wardrobes, this in turn leads into the en-suite shower room. The guest bedroom also benefits from an en-suite shower room and built in wardrobes. The other three bedrooms are serviced by the family bathroom fitted with a moder four-piece suite. Externally you have the amazing benefit of a south facing garden, mainly laid to lawn, with crab apple trees planted for privacy, closet to the house is a large patio spanning to both sets of the bi-fold doors, perfect for outdoor dining. Side access takes you back to the front of the house where you have a further front garden as well as driveway parking for multiple cars.

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 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 bear right into Stanford Road. Take the fourth turning on the right into Nursery View, take the first left and the property can be found on the right hand side.

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Services & Tenure

Tenure: Freehold

Electricity: Mains Supply

Water: Mains Supply

Heating: Gas Central

Sewerage: Mains Supply

Local Authority

Vale of White Horse District Council

Council Tax Band G

Our reference

FAR220106

We'd love to hear from you

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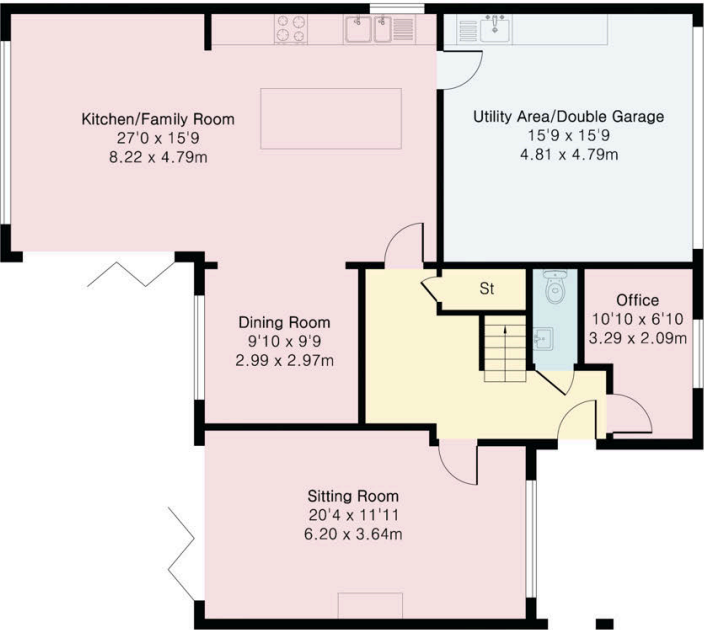




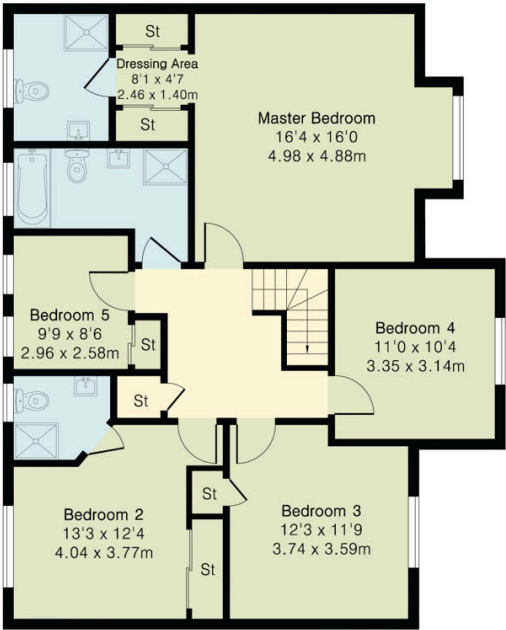
**Approximate Gross Internal Area 2288 sq ft - 213 sq m
(Including Garage)**

Ground Floor Area 1249 sq ft – 116 sq m

First Floor Area 1039 sq ft – 97 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







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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.

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