

PerryBishop

PROPERTY MADE PERSONAL

Marlborough Street, Faringdon, Oxfordshire SN7 7JL



Period cottage • Town centre location • Two/three bedrooms • Flagstone flooring • Inglenook fireplace • Cellar rooms • Southfacing rear garden • EPC D

Marlborough Street,

Faringdon, Oxfordshire SN7 7JL

Key Features



2
Bedrooms



1
Bathroom



2
Receptions

About the property

Situated in a conservation area within the town centre, this exceptional period home dating back to the Civil War boasts flagstone floors, exposed wooden floors with some original timbers, and a beautiful Inglenook fireplace in the sitting room.

The cottage benefits from having an entrance hallway which leads to two of the reception rooms. The sitting room is at the front of the property and has original flagstone flooring with an inglenook fireplace that has an inset wood burner. Situated in the heart of the house, the dining room has wooden flooring and stairs leading to the first floor. The handmade, bespoke kitchen provides a lovely view across the garden and has a great range of units with space for various appliances.

Beneath the two principal reception rooms are two large cellar rooms, that have the potential to be developed to create further accommodation.

On the first floor is a wonderful master bedroom with concealed built-in wardrobe and concealed staircase rising to an additional room that could either be used as a third bedroom or as an office/studio room. The second bedroom is located at the back of the cottage with views over the pretty garden and lies adjacent to the family bathroom, which has a modern white suite.

Externally, to the rear is a lovely garden, which is a cottage style and has a pedestrian gate to the rear, which leads out onto Station Road. Steps lead from the lawn up to a roof terrace above the kitchen. The garden enjoys a southerly-facing orientation and is therefore a suntrap. To the front of the property is space to park immediately to the front of the cottage, although it is not designated to the property. The property is double-glazed and has the benefit of a gas-fired combination boiler heating system to radiators with all mains services understood to be connected.

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, Junior and Infant 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 our office in the Faringdon Market place, turn left and head towards Marlborough Street. Continue past the turning for Bromsgrove and keep left. The property can be found on the left hand side.

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/RN/22022023

We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

E: faringdon@perrybishop.co.uk



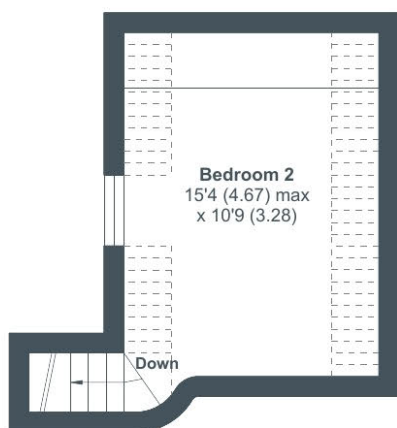
Marlborough St, Faringdon, Oxon, SN7

Approximate Area = 1024 sq ft / 95 sq m

Limited Use Area(s) = 65 sq ft / 6 sq m

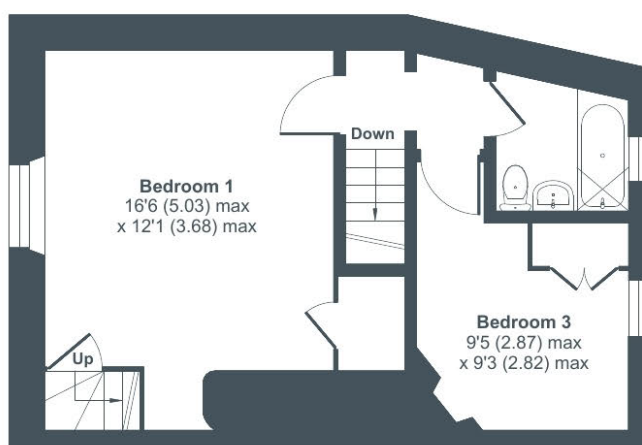
Total = 1089 sq ft / 101 sq m

For identification only - Not to scale

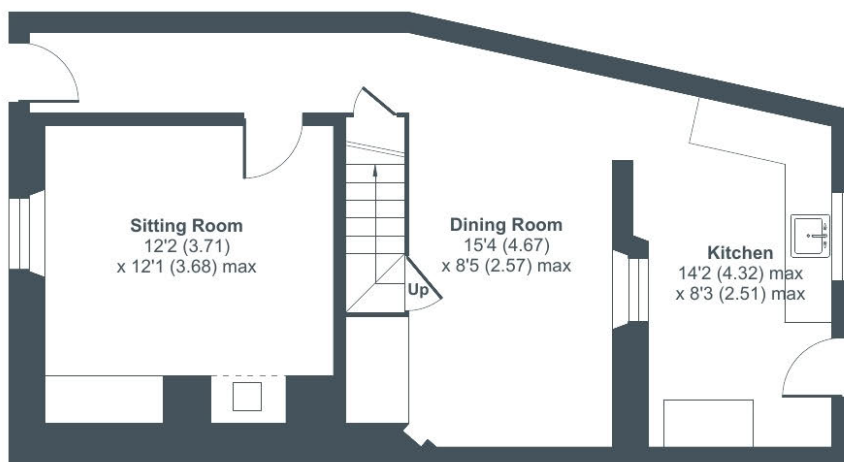


SECOND FLOOR

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Perry Bishop & Chambers. REF: 931215



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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

