

Proctor Way, Faringdon, Oxfordshire, SN7 7UY



Stunning interior • Detached home • Flexible living accommodation • Sleek and modern kitchen / diner • Four double bedrooms • Walled garden with further garden to the front • Garage and driveway parking • Wonderful position at the end of a private road • EPC B

Proctor Way,

Faringdon, Oxfordshire, SN7 7UY

Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

A truly stunning family home which is beautifully presented throughout and is situated on arguably one of the best positions in Oriol Gardens. 1 Proctor Way can be found at the end of a private drive at the front of this development with no passing traffic and boasts a very private outlook on all sides.

Entering the hall there is a large storage cupboard, utility cupboard, and downstairs cloakroom. The current owners have put parquet flooring throughout the ground floor and shutters in the property with additional upgrades. The dining room is exceptionally bright with a box bay and French doors out to the garden. The kitchen/breakfast room has an array of floor and wall-mounted units with many integrated appliances such as a dishwasher, double oven, gas hob, and fridge freezer.

On the first floor is the master bedroom which is stunning and has mirror fitted wardrobes and a Jack and Jill bathroom creating an en-suite. Although this property can be utilised as a four bedroom home with four double rooms, the current owners have created exceptional entertaining space by placing their sitting room on this floor. This is fitted with a media centre built for a television and modern electric fireplace. On the second floor, there are two further double bedrooms and a shower room.

Outside this imposing house sits on a corner plot with a very large frontage. The rear garden is south-facing, fully enclosed, and very private. There is off-road parking for several vehicles in front of a single 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 Königstein 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 Faringdon Market Place, proceed through Cornmarket and up Marlborough Street. At the roundabout, turn left into Station Road/Park Road and continue for approximately half a mile, taking a right hand turn into Proctor Way and take the first left turn into the private road where the property can be found at the very end

What 3 Words: [///inform.outpost.mysteries](https://www.what3words.com////inform.outpost.mysteries)

Services & Tenure

The tenure is Freehold. Garden and ground maintenance annual fees apply: £250 per annum.

Local Authority

Vale of White Horse District Council

Council Tax Band: E

Our reference

FAR/HD/RN/20012025

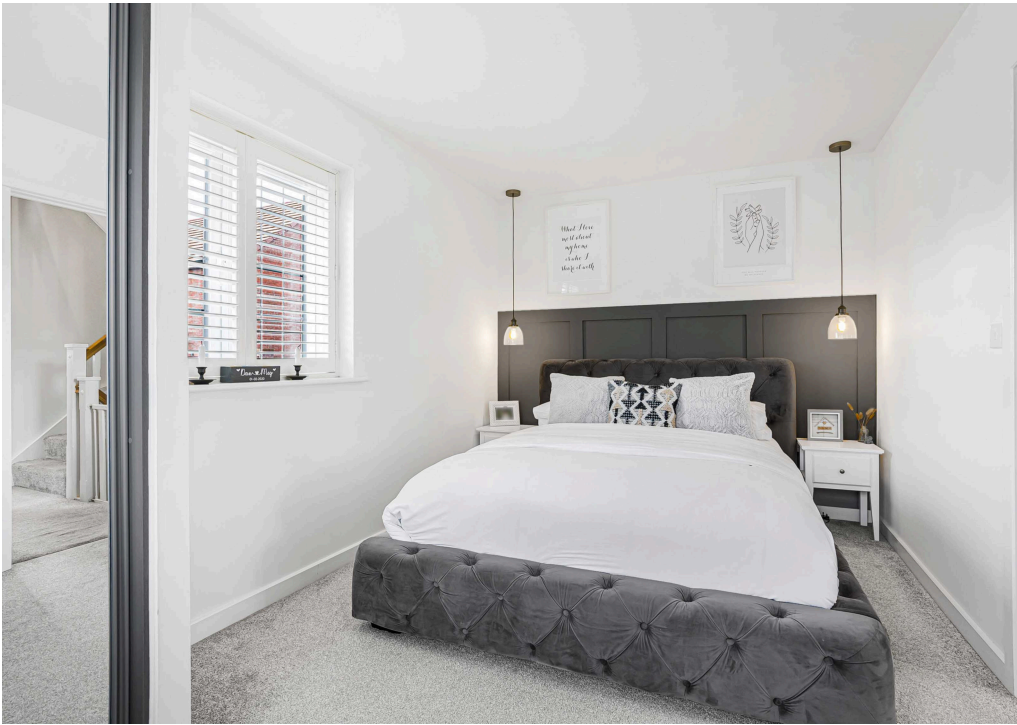
We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

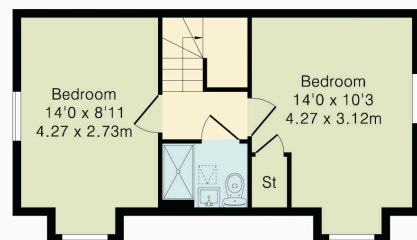
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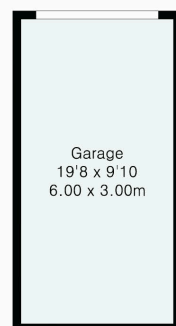




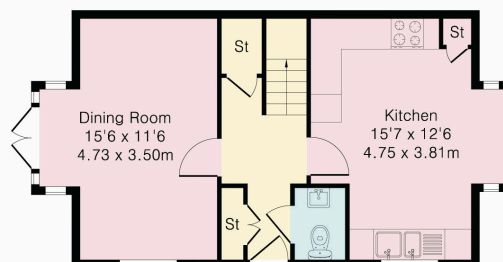




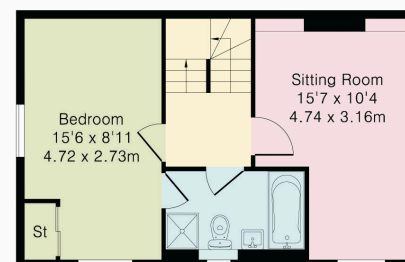
Second Floor



Garage



Ground Floor



First Floor

Approximate Gross Internal Area 1335 sq ft - 124 sq m

Ground Floor Area 423 sq ft - 39 sq m

First Floor Area 394 sq ft - 37 sq m

Second Floor Area 324 sq ft - 30 sq m

Garage Area 194 sq ft - 18 sq m



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