

Perry Bishop

PROPERTY MADE PERSONAL

Marlborough Place, Faringdon, Oxfordshire, SN7 7DW



A rare opportunity • Three bedrooms • Dining room • Driveway parking • Large private garden • Cul-de-sac location • End of chain • EPC D



Marlborough Place,

Faringdon, Oxfordshire, SN7 7DW

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

A fabulous, detached bungalow situated in a quiet cul-de-sac location with no passing traffic, close to the centre of Faringdon. This property offers flexible living accommodation, ample off-road parking, a double garage, and a wonderful garden.

Upon entering you are greeted by a hall. The sitting room is to the front and features a gas fireplace and large window. On the other side of the hall is two double bedrooms and a single bedroom all serviced by a family bathroom.

The spacious kitchen is fitted with a range of floor and wall mounted units and has a lovely outlook over the garden. From here sits a dining room with external door out to the garden.

Outside there is gated driveway parking for several vehicles in front of a double garage. The rear garden is incredibly large with a raised patio area, lawn, fruit trees, and shrub borders.

Although most of the windows have been replaced in recent years and the boiler is relatively new, this family home would benefit from some modernisation throughout and offers a fantastic blank canvas for the new owners to add their stamp.

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 Faringdon Market Place, proceed through Cornmarket into Marlborough Street and at the mini roundabout continue straight over into Coxwell Road. Continue up Coxwell Road and turn right into Fernham Road. Take the first left into Folly View Road. Bear Left into Marlborough Gardens and take the first





left turning. The next left turn will take you into Marlborough Place, where the property can be found on the right hand side.

Services & Tenure

The tenure is Freehold. Mains electricity, gas, water and drainage are understood to be connected.

Local Authority

Vale of White Horse District Council

Council Tax Band: D

Our reference

FAR/HD/RN/08112023

We'd love to hear from you

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what the owner said

"Fantastic and quiet location with lovely neighbours and a nice garden"



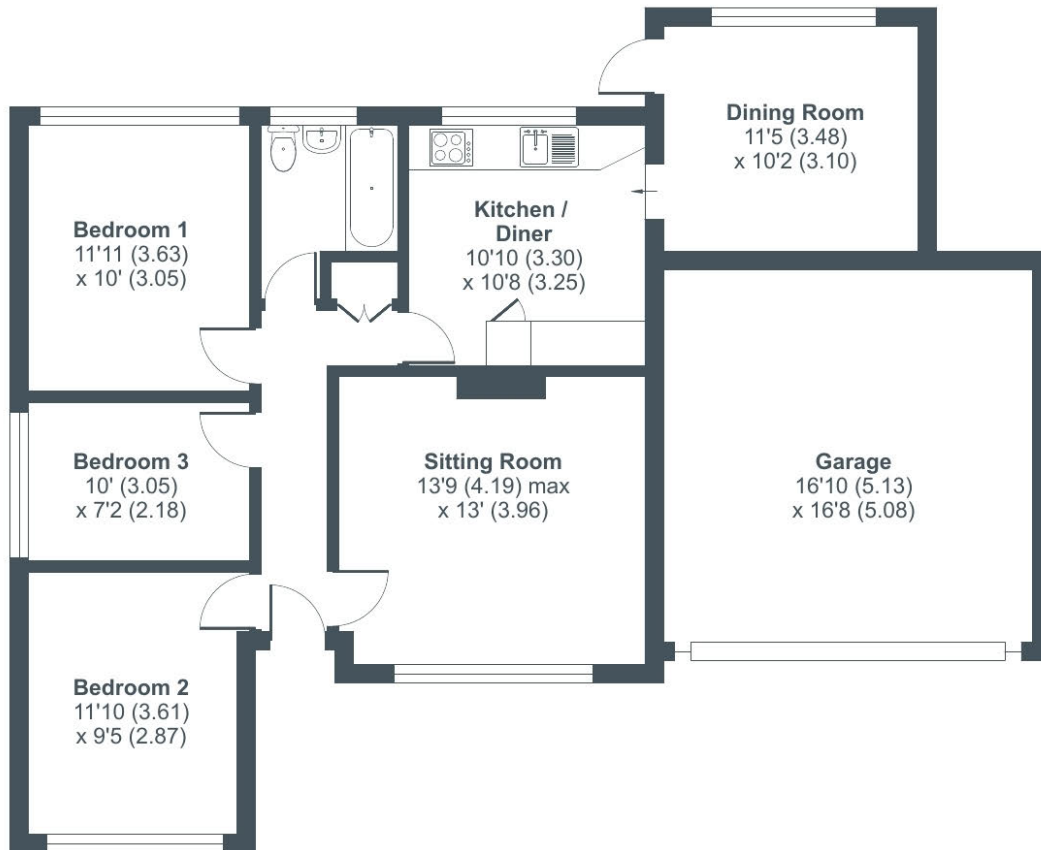
Marlborough Place, Faringdon, Oxfordshire, SN7

Approximate Area = 863 sq ft / 80.1 sq m

Garage = 281 sq ft / 26.1 sq m

Total = 1144 sq ft / 106.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Perry Bishop. REF: 1054634



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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

