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PROPERTY MADE PERSONAL



Lechlade Road, Faringdon, Oxfordshire SN7 8AQ

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Key Features



7
Bedrooms



3
Bathrooms



7
Receptions

- A unique family home set in the heart of Faringdon
- Seven fabulous bedrooms
- Annexe potential
- Stunning kitchen area with separate utility room
- Six reception rooms
- Gated driveway parking, car port and double garage
- Private and enclosed gardens to the rear
- EPC: C

About the property

Leylands is a individual and unique detached home, beautifully presented throughout and situated towards the edge of Faringdon and yet within walking distance of the town centre.

The impressive entrance hall sits in the heart of the home with stairs rising to the first floor and at the far end a couple of steps leading down to the cloakroom and cloak cupboard. Two of the reception rooms flank the impressive hallway: the dual aspect sitting room is circa 25ft long, with the focal point of the room being an impressive fireplace with an inset Stovax Sheraton wood burning stove. The dining room sits to the other side of the hallway and is adjacent to the kitchen, making it an ideal room for evening entertaining.

They say a kitchen is the heart of the home, and this is so true in this property. The kitchen has been well designed and is fitted with a wide range of painted wall and floor units. Highlights of the kitchen include a gas-fired Aga with double oven and the central island that houses a Miele induction hob. There are various other Miele appliances which include a dishwasher, coffee machine, warming drawer, steamer oven and oven. The kitchen is finished with a double ceramic Belfast sink and granite worktops throughout. The underfloor heating extends through to the conservatory, which is at the rear of the kitchen, and this conservatory area has ample space for a dining table. Providing wonderful views across the rear garden, this is an ideal place to sit and relax with a cup of tea or a dinner party with friends. Adjacent to the kitchen is the utility room which has a further range of hand painted units with granite worktops and space for a washing machine and tumble dryer. In addition, there is also a useful study which completes the ground floor accommodation

On the first floor, the gallery landing leads to four of the bedrooms. The master bedroom is impressive in size with built-in wardrobes and an en suite with bath and separate walk in shower. Two of the other bedrooms share a Jack and Jill shower room, and a family bathroom fitted with under floor heating and a modern white suite, housing both a bath and separate shower, complete this floor. On the second floor, there are three further impressive bedrooms.

In addition to the accommodation in the main house, there is a separate entrance to further accommodation. These additional spaces could be transformed into an annexe or used for office space as needed (subject to appropriate permissions). An entrance hallway with cloakroom has stairs rising to the first floor and a private door linking into the main house. Within the ground floor space is a double garage and sitting behind it is a gym/studio, complete with sauna! On the first floor, there is a 24ft games room and an office, both of which have inbuilt storage. A cloak room completes this floor.

Externally, the property is approached through wooden gates and has ample driveway parking which leads to the double garage, and the oak carport and storeroom. The handy storeroom houses the property's meters and controls for the solar panels. There are 16 panels on the roof and unused electricity is sold back to the grid. There is also an electric car charging point at the front of the house.

The formal front garden has terraced beds with a water feature and a variety of hedges providing a good level of privacy. Side gates provide access to the enclosed rear garden. This private mature garden is mainly laid to lawn with some rare specimen trees, vegetable garden and a green house. The fabulous patio area spans the rear of the home, making it a great place for entertaining.

Move Ready

Our seller for this property has opted to use our 'Move Ready' pack because they are keen to put themselves in the best position to achieve a smooth and speedy sale. They have opted to make purchasing the pack a condition of their sale as a show of their commitment, with the aim of a faster less complicated process.

The cost of the pack to the buyer is £300 inc VAT (non-refundable) and includes the following that is in place ready to be sent to your solicitor upon offer acceptance:

Property Information Questionnaire

Fittings and Contents forms

Official copy of Title Register or Epitome of Title if an unregistered title

Title plan

Local Authority search

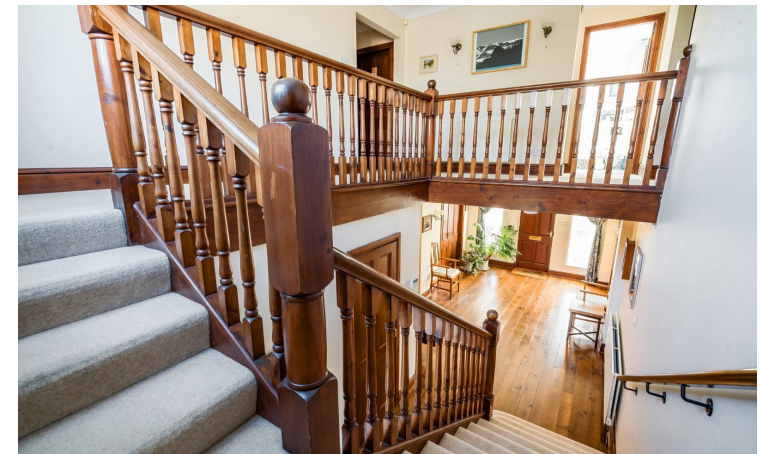
Draft contract

A buyers information booklet will be shared on first viewing

Anti Money Laundering Checks

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. 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 from 2022 with Königstein im Taunus in Germany. In 2004, Faringdon became the first Fairtrade town in the South East of England.

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Directions

From Faringdon Market Place, proceed up Marlborough Street and turn right at the mini roundabout into Gravel Walk. At the next roundabout, turn left into Lechlade Road, continue past Canada Lane (on your left) and after the next speed bump turn right into a unmarked lane. Continue down this lane and the property can be found at the end.

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: G

Our reference

FAR/LH/KF/02022024

We'd love to hear from you

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Leylands Lechlade Road, Faringdon, Oxfordshire, SN7

Approximate Area = 5238 sq ft / 486.6 sq m (includes double garage and excludes carport / void)

Limited Use Area(s) = 197 sq ft / 18.3 sq m

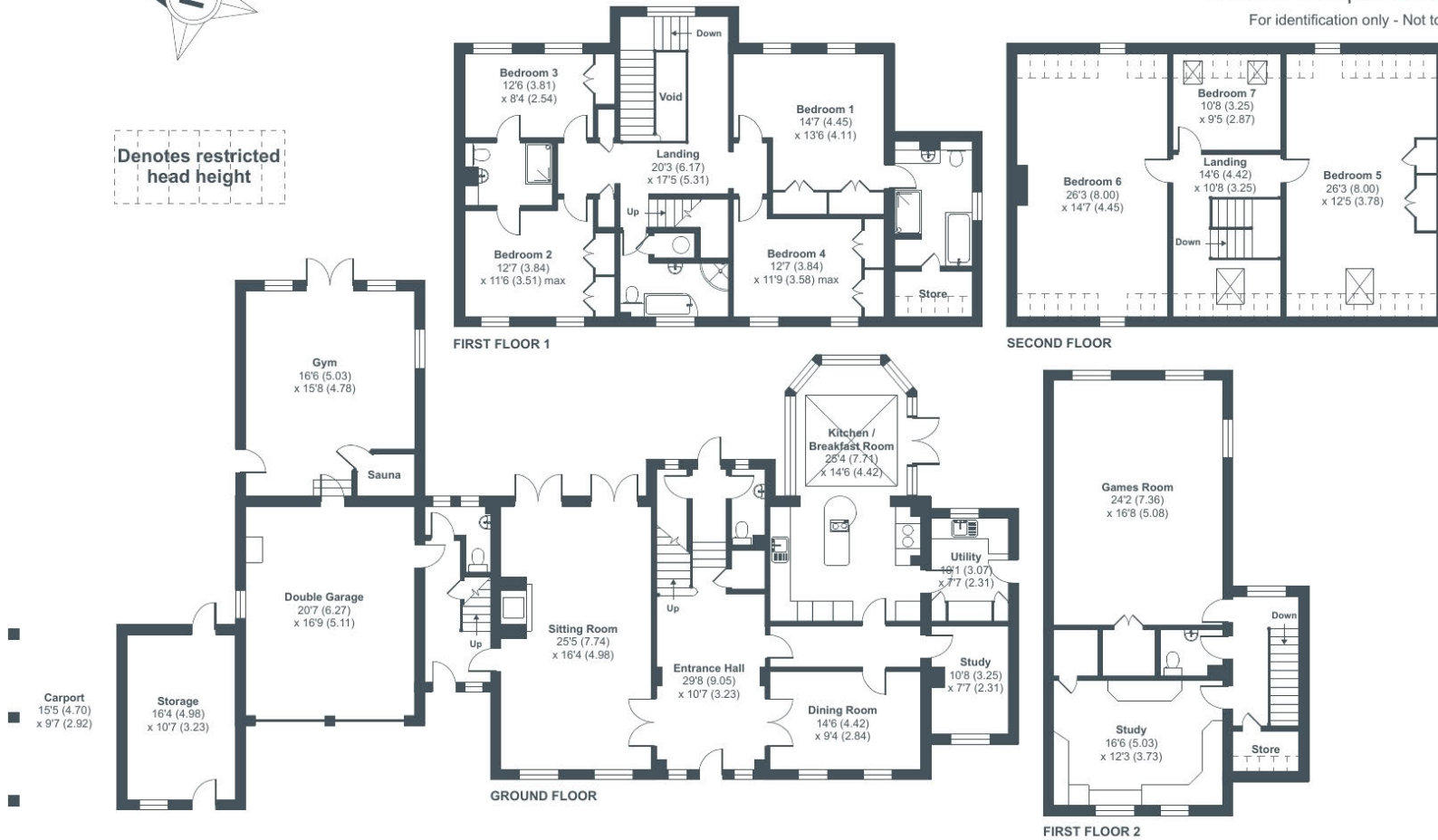
Storage = 174 sq ft / 16.1 sq m

Total = 5609 sq ft / 521 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Perry Bishop. REF: 1062546





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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.

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