

# PerryBishop

PROPERTY MADE PERSONAL

**Lechlade Road**, Faringdon, Oxfordshire SN7 8AQ



Wonderful two bedroom cottage • Spacious sitting room • Character features • Separate study • Enclosed and private south/west facing garden • Off-road parking • Edge of Faringdon • Not to be missed! • EPC TBC



# Lechlade Road,

Faringdon, Oxfordshire SN7 8AQ

## Key Features



2  
Bedrooms



1  
Bathroom



1  
Reception

## About the property

A truly charming period cottage situated on the edge of Faringdon and within easy walking distance of the town centre. This home offers off-road parking, an enclosed walled garden and has a wonderful feel throughout.

Upon entering, you are greeted by the kitchen which has a range of floor and wall mounted units and space for integrated appliances. The sitting room has several storage cupboards and is spacious and bright, being dual aspect, with wooden floors and French doors out to the garden. There is a large bathroom on the ground floor and from here sits a recently extended study/bedroom three with a lovely exposed stone wall and further French doors to the garden.

On the first floor are two bedrooms, both with fitted cupboards, with the master benefiting from a WC.

Outside the garden is south-facing and incredibly private. This

is laid predominantly to lawn with a patio area, shrub borders and gated access to the street. There is also off-road designated parking for one vehicle.

## 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.

## Directions

From Faringdon Market Place on foot, proceed through Cornmarket and bear right into Gloucester Street. Continue ahead as far as the mini roundabout and bear right into Lechlade Road. Opposite the former infant school, there is a driveway on your right hand side which leads to the parking for the cottage.





By car, from Faringdon Market Place, proceed through Cornmarket into Marlborough Street and turn right at the mini roundabout into Gravel Walk. At the next mini roundabout turn left into Lechlade Road. Opposite the former infant school, there is a driveway on your right hand side which leads to the parking for the cottage.

**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/HD/KF/30012024

**We'd love to hear from you**

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# Lechlade Road, Faringdon, Oxfordshire, SN7

Approximate Area = 792 sq ft / 73.5 sq m

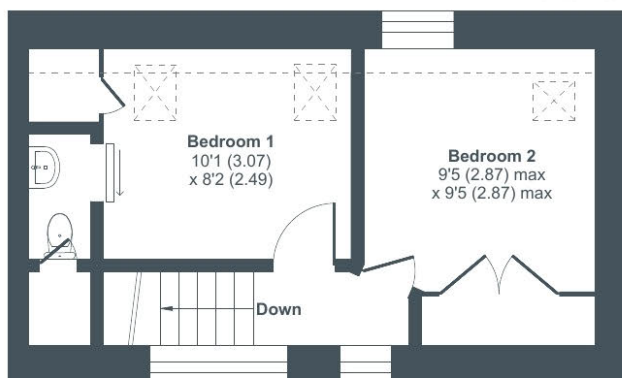
Limited Use Area(s) = 23 sq ft / 2.1 sq m

Total = 815 sq ft / 75.6 sq m

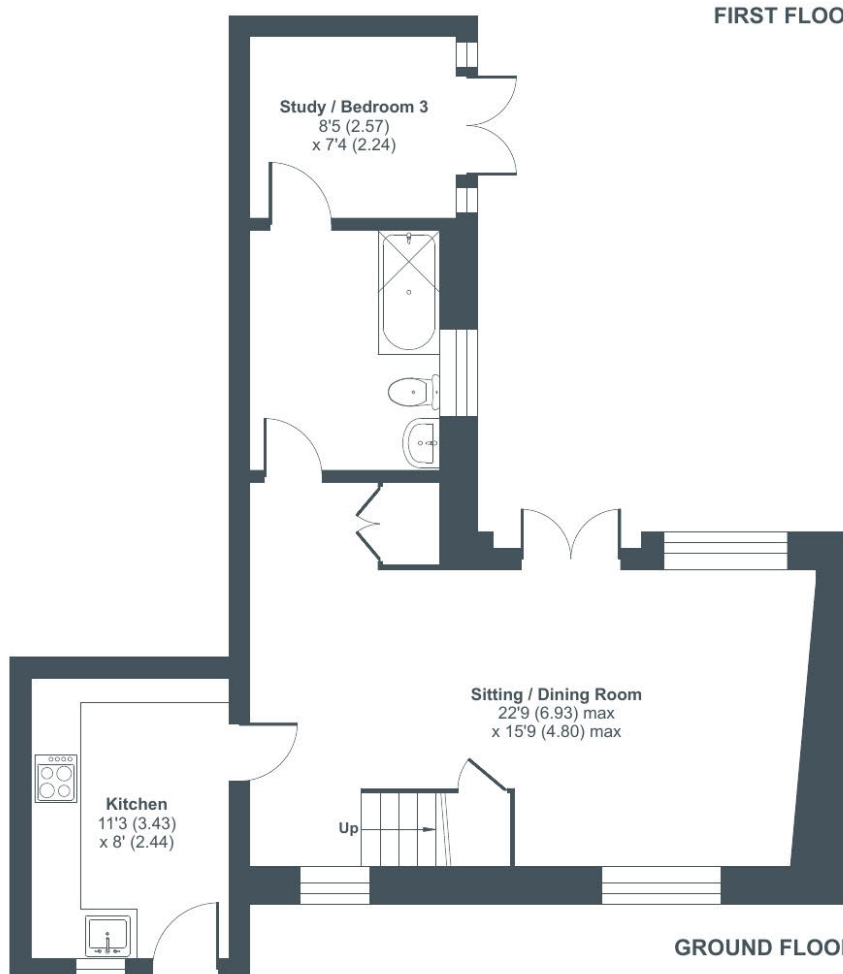
For identification only - Not to scale



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). © nitchecom 2024. Produced for Perry Bishop. REF: 1080080



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