

**Church Street,** Faringdon, Oxfordshire SN7 8AD



A unique property, situated in the heart of Faringdon • Offering the utmost privacy • Three fabulous bedrooms • Superb, open plan living accommodation • En suite to master bedroom • Enclosed, generously planted walled garden - a tranquil haven • Off-road parking with electric car charging point • EPC D

# Church Street, Faringdon, Oxfordshire SN7 8AD

## Key Features



3

Bedrooms



2

Bathrooms



2

Receptions

## About the property

In almost the very heart of Faringdon and offering the utmost privacy, this unique property has been extended and cared for by the current owners, to provide superb living accommodation throughout, with the enclosed walled garden making it an absolute tranquil haven.

The property offers light and spacious accommodation throughout, with a fantastic open plan kitchen/dining area, sitting in the heart of the home. The kitchen itself is fitted with a modern range of units including an impressive four ring gas hob, with inbuilt double ovens and the kitchen sink (fitted with a Quooker tap and waste disposal) perfectly situated to take the views of the courtyard garden. There is an adjacent utility room which has space for further appliances, with the kitchen also providing access to the additional entrance/boot room.

The open plan accommodation flows seamlessly up to the wonderful living room, where the large doors and ceiling height windows give you gorgeous views of the garden beyond. In the summer months you would throw back the doors and let the outside come in and during the winter months it's a super place to settle down in front of the wood burning stove.

The bedrooms have been cleverly tucked away from the main living areas, with a concealed door providing access to the master bedroom which has a range of fitted wardrobes and its own, refitted, en suite shower room, which features a roll top bath, separate shower, along with his and hers sinks. An internal hallway provides access to the handy utility cupboard, the cloakroom, as well as to the additional double bedroom, which comes with a range of wardrobes and has a door to the courtyard garden. It sits close to the modern re-fitted bathroom, complete with roll top bath. There is a further bedroom, again filled with light, which the owners are currently using as a study.

Externally, the property is a real delight for any garden lover, with a courtyard garden to the front, which is full of seasonal interests making an ideal shaded seating area during the summer months. To the other side of the home sits the main garden which is a superb, landscaped oasis, featuring no less than 124 clematis plants, along with an abundance of roses, planted bulbs and shrubs, scattered through the deep borders. Closest to the home is a lovely patio area with an electric awning. At the end of the garden, the summer house is a wonderful place to kick back and relax, and benefits from having an attached shed at the rear.

In addition, the property benefits from having two car parking spaces, which come with an electric car charging point.

## 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 our Faringdon office, proceed up towards All Saints' church and bear right into Church Street. After the turning to Swan Lane, there is a archway on the right hand side. Proceed (on foot) through this archway and the property will 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 D

## Our reference

FAR/LH/KF/27032024

## We'd love to hear from you

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*what the owner said*

"Amazing light, airy house situated in a south-facing walled garden."



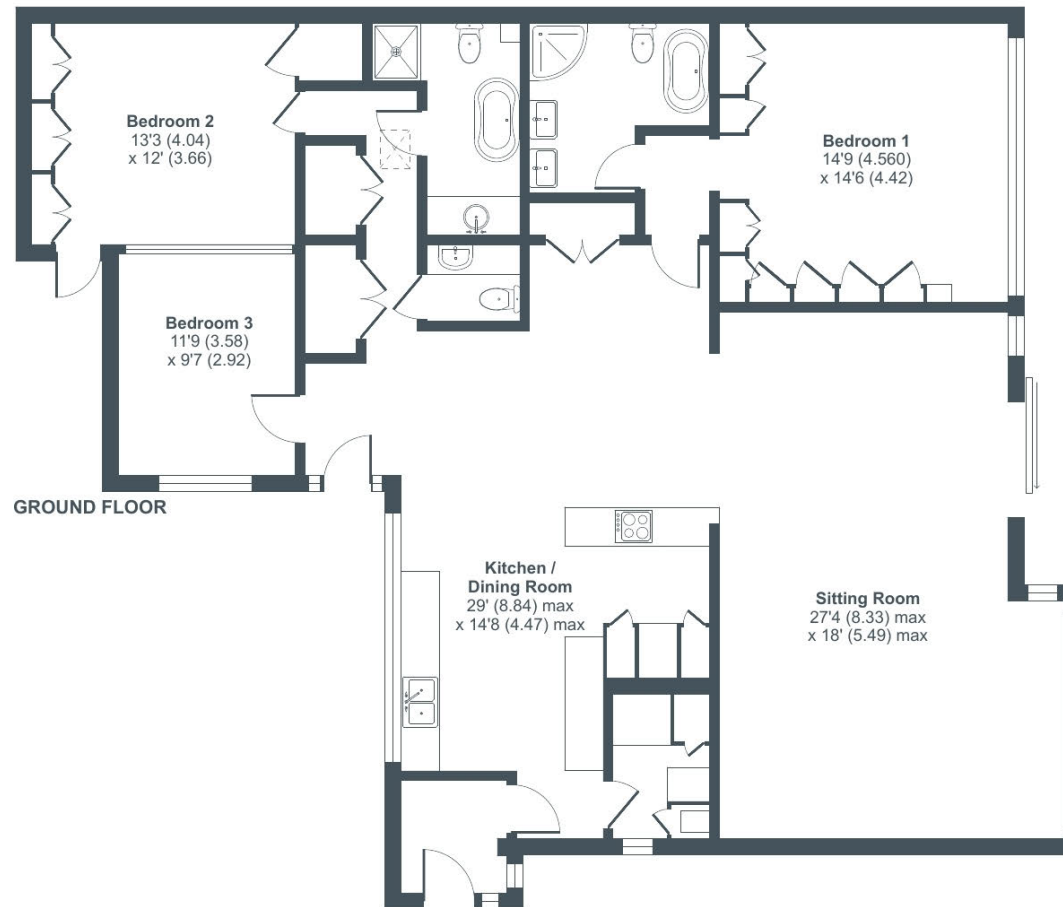




# Church Street, Faringdon, Oxfordshire, SN7

Approximate Area = 1783 sq ft / 165.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Perry Bishop. REF: 1104358



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