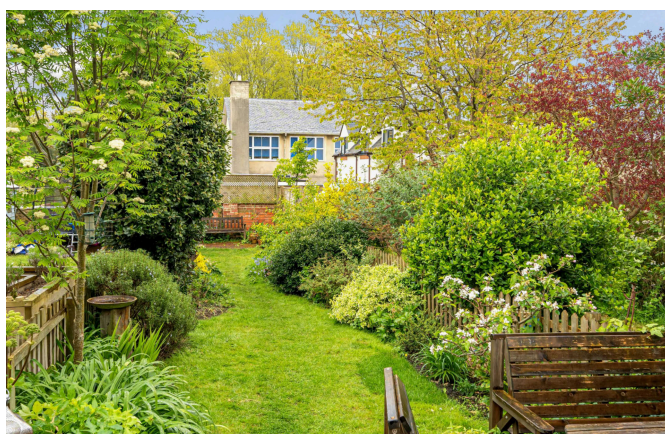


PerryBishop

PROPERTY MADE PERSONAL

Lechlade Road, Faringdon, Oxfordshire SN7 8AQ



Mid-terrace cottage • Two bedrooms • Cosy living room • Kitchen • Lovely gardens • Plenty of outside storage • Private, yet central location • EPC F



Lechlade Road,

Faringdon, Oxfordshire SN7 8AQ

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

Hidden on the outskirts of Faringdon and full of character, this charming cottage is well situated, offering easy access to nearby local amenities, the town centre and local schooling.

The cottage accommodation has an entrance porch which leads to the sitting room. This pleasant room features an original brick fireplace with inset wood burner. In the heart of the home the kitchen provides a good range of base and wall units with inbuilt oven and electric hob as well as space for appliances. An inner hall provides access to the rear conservatory, airing cupboard and bathroom. Benefitting from underfloor heating, the bathroom is fitted with a nice white suite. The adjacent conservatory/utility has plumbing for a washing machine and provides access to the lovely rear garden.

On the first floor are two well-proportioned bedrooms, both with wooden flooring. The main bedroom has a pull down loft

ladder providing access to the mezzanine loft space which could be used as an office/storage area.

Externally, to the front there is a small lawn area with planted border and access to a storage shed. To the rear is a wonderful well maintained garden which is mainly laid to lawn with well stocked borders. There are two seating areas which make the most of the day's sun, one being located close to the house and the other area at the end of this pretty garden. There is an additional garden shed and access to the rear garden.

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, proceeding past the first terrace of cottages, and at the end of the terrace, turn right up the footpath where the property can be found ahead and to the left of you.

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, bear left into Lechlade Road and the property can be found on the right hand side, set back from the road, immediately before the left hand turn into Canada Lane.

Services & Tenure

The tenure is Freehold. Mains water, drainage, and electricity are connected.

Local Authority

Vale of White Horse District Council

Council Tax Band: C

Our reference

FAR/LH/KF/23042024

We'd love to hear from you

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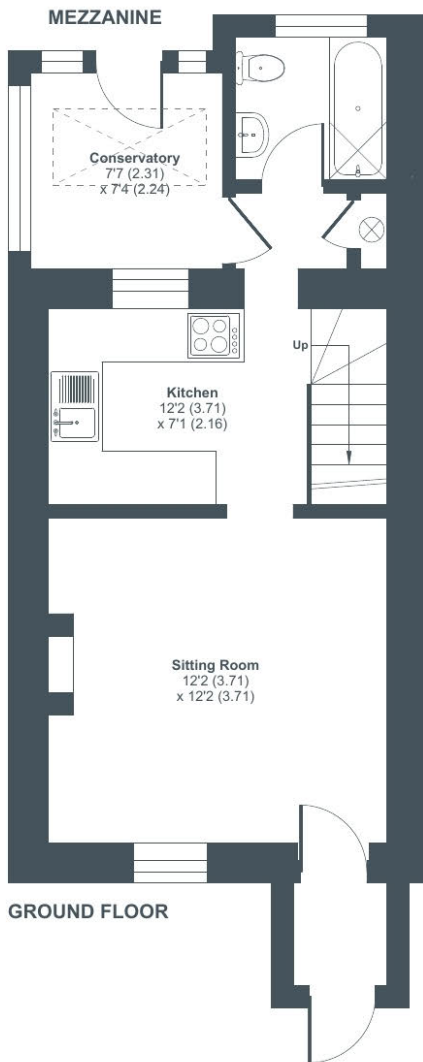
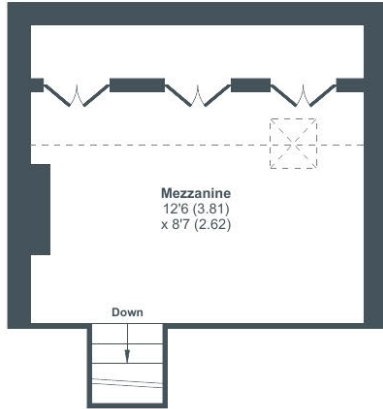
Lechlade Road, Faringdon, Oxfordshire, SN7

Approximate Area = 740 sq ft / 68.7 sq m
 Limited Use Area(s) = 57 sq ft / 5.2 sq m
 Outbuildings = 44 sq ft / 4 sq m
 Total = 841 sq ft / 77.9 sq m

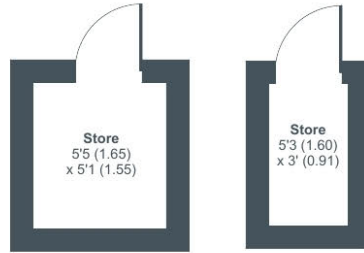
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Denotes restricted head height

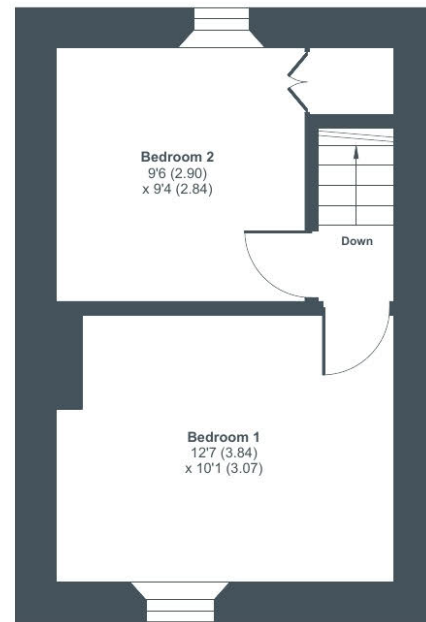


GROUND FLOOR



OUTBUILDING 1

OUTBUILDING 2



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Perry Bishop. REF: 1118516



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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.

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