

Proctor Way, Faringdon, Oxfordshire SN7 7UY



Detached family home • Four double bedrooms • Master bedroom with en suite shower room • Larger than average rear garden • Garage and driveway parking • Sitting room with French doors to the rear garden • Separate study • Fitted kitchen with integral appliances • EPC B

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Key Features



4
Bedrooms



2
Bathrooms



3
Receptions

About the property

Built in 2021, this beautifully presented four bedroom family home that occupies a lovely plot at Oriol Gardens, offering a larger than average enclosed rear garden.

Upon entering you are greeted by a lovely hallway with cloakroom, and separate utility cupboard, that has plumbing for a washing machine. The spacious living room is situated at the rear of the house and benefits from French doors which lead to the rear garden. At the front of the house is a handy study that could also double as a playroom if required. Across the hallway, the dining room features a box bay window and opens through to the spacious kitchen, which is well equipped with ample floor and wall mounted units, inbuilt oven, gas hob, fridge/freezer and dishwasher and a central island unit. French doors lead from the kitchen to the garden.

On the first floor, the master bedroom benefits from fitted wardrobes and an en suite shower room. There are three further double bedrooms, which are serviced by the family bathroom that includes a bath and separate shower cubicle.

Externally, the property has ample driveway parking to the side of the home, and this leads to the single garage. A side gate provides access to the enclosed rear garden which is mainly laid to lawn and larger than the average new build garden.

Move Ready Scheme

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

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

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 and up Marlborough Street. At the roundabout, turn left into Station Road/Park Road and continue for approximately half a mile, taking a right hand turn into Proctor Way, where the property can be found on the right hand side.

Services & Tenure

The tenure is Freehold. All mains services are understood to be connected. There is a service charge of £252.78 per annum for maintenance of the roads and common parts of the estate.

Local Authority

Vale of White Horse District Council

Council Tax Band F

Our reference

FAR/LH/KF/21052024

We'd love to hear from you

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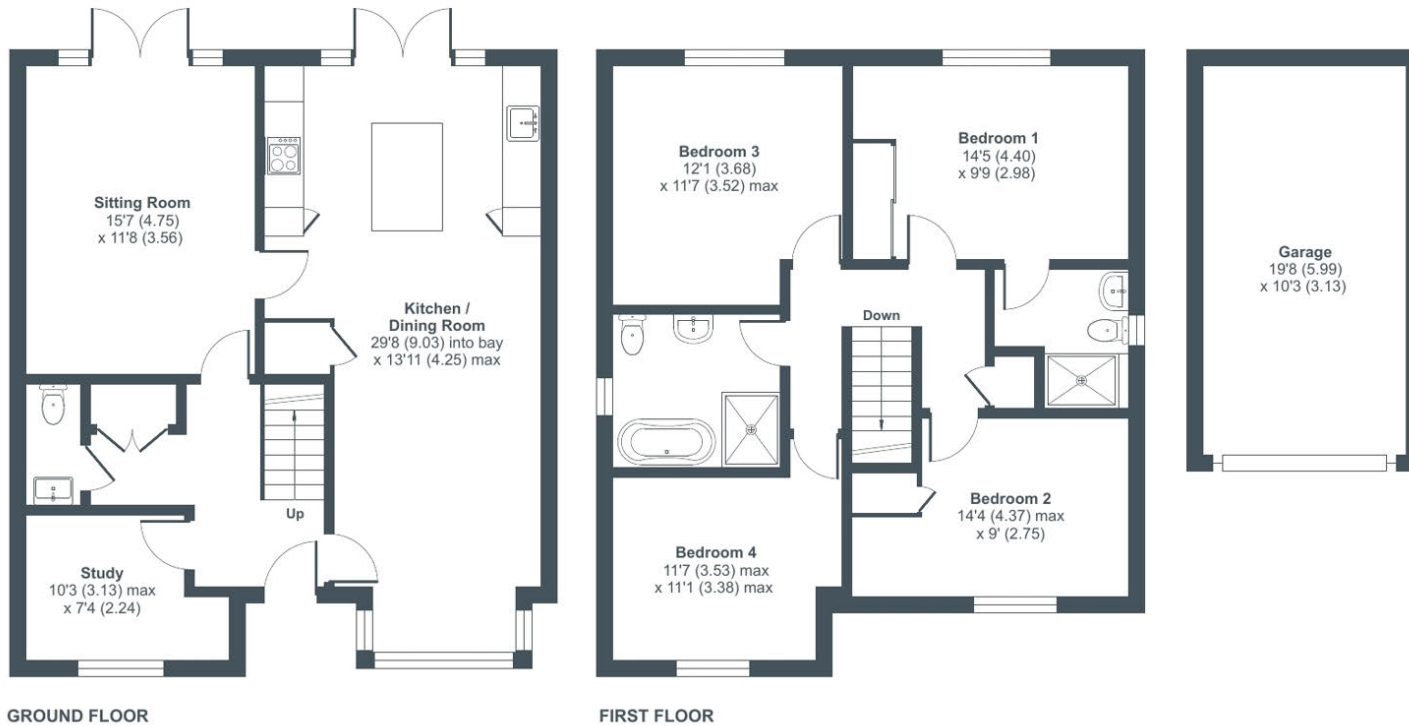
Proctor Way, Faringdon, Vale Of White Horse, SN7

Approximate Area = 1478 sq ft / 137.3 sq m

Garage = 202 sq ft / 18.7 sq m

Total = 1680 sq ft / 156 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: 1132423



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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.

Gloucestershire • Oxfordshire • Wiltshire

