

Butts Road, Faringdon, Oxfordshire SN7 7PG



Superb family home • Four/five bedrooms • Flexible living accommodation • Three bathrooms • Recently refurbished • Enclosed rear garden • Corner plot with ample driveway parking • End of chain • EPC D

Butts Road,

Faringdon, Oxfordshire SN7 7PG

Key Features



4/5
Bedrooms



3
Bathrooms



4
Receptions

About the property

A fabulous family home that has been recently extended and renovated throughout to a great standard. This property is situated on the outskirts of Faringdon and within easy reach of the town centre, local supermarkets, doctors, and other amenities. The accommodation itself is incredibly bright and spacious and the house sits on a good-size corner plot.

Upon entering, you are greeted by a hall with wooden herringbone flooring, a modern cloakroom, and stairs to the first floor. The current owners have created a home offering very flexible accommodation and on the ground floor is a study, a snug/playroom/bedroom five and a wonderful sitting room with French doors out to the garden. Completing the downstairs is a spacious kitchen/diner which has an array of floor and wall mounted units under stone worksurfaces. Integrated appliances include a fridge/freezer, oven, grill, and gas hob and there are further doors into the garden.

On the first floor, the sleek and modern finish continues. The master bedroom benefits from an en suite shower room, with three further bedrooms being serviced by two newly fitted family bathrooms.

Outside, to the front, is off road parking for several vehicles. Gated access leads through to the rear garden which is a great size and laid predominantly to lawn with a patio and two sheds. There is more garden to the side of the property which has been surrounded by trees and bushes for additional privacy.

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,

The Elms and Folly View primary schools as well as The Old Station Nursery, doctors' and dentists' surgeries and The Place 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 more recently 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, proceed through Cornmarket and up Marlborough Street. At the roundabout, turn left into Station Road/Park Road and after approximately half a mile, turn right into Butts Road, where the property can be found on the right hand side by the T-junction.

Services & Tenure

The property 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/HD/KF/23072024

We'd love to hear from you

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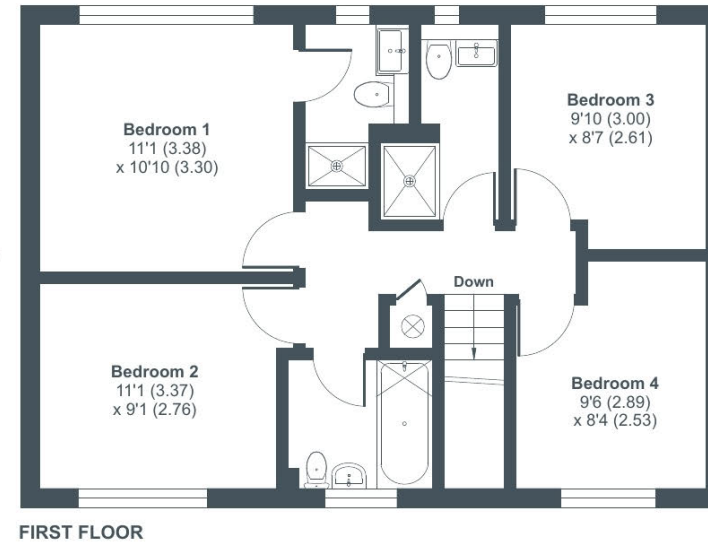
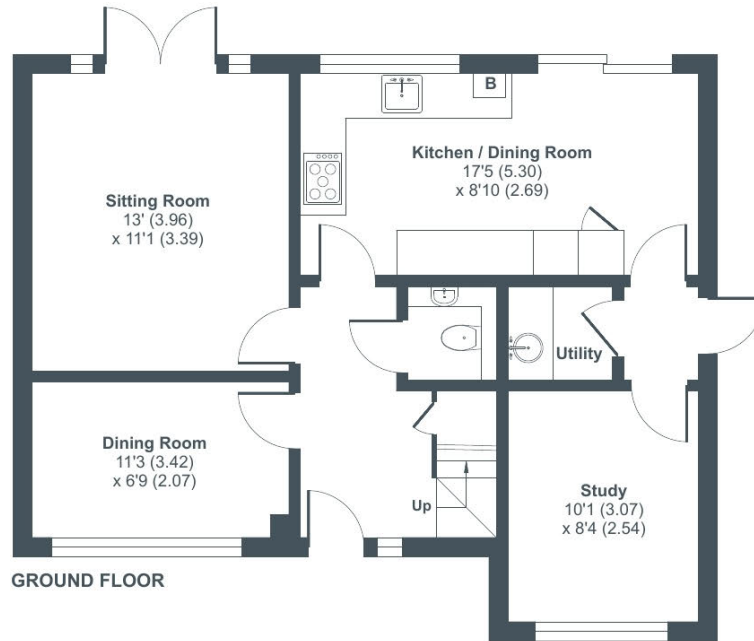




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Approximate Area = 1211 sq ft / 112.5 sq m

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: 1159965



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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

