

Proctor Way, Faringdon, Oxfordshire SN7 7UY



Detached family home • Four double bedrooms • Boasting nearly 1,700 sq ft • 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 • EPC B

Proctor Way,

Faringdon, Oxfordshire SN7 7UY

Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

A bright and spacious four-bedroom detached family home that was built less than two years ago by award-winning developers Bloor Homes. This property is situated on the outskirts of Faringdon and within easy reach of the town's amenities, supermarkets, doctors' surgery and a primary school.

Upon entering, you are greeted by a hallway with stairs to the first floor, a cloakroom, separate utility cupboard and additional storage. The living room is situated to the rear of the house and has French doors into the south facing garden. There is a large and bright kitchen/dining/family room that is dual aspect and spans the depth of the property. The kitchen is fitted with ample floor and wall mounted Shaker-style units and integrated appliances such as a double oven, gas hob, fridge/freezer, and dishwasher with a central island, creating the perfect place to entertain. Further French doors lead from the kitchen to the garden.

On the first floor, all the bedrooms are bright and a great size. The master bedroom benefits from fitted wardrobes and an en suite shower room and there are three further double bedrooms, which are serviced by the family bathroom.

Outside is driveway parking for multiple vehicles in front of a single garage. A side gate provides access to the enclosed rear garden which is mainly laid to lawn and offers a good degree of space and privacy.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes: Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

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 continue for approximately half a mile, taking a right hand turn into Proctor Way (opposite the garage). The property can be found at the top of the road on the left hand side before you reach the school.

What3Words: ///blubber.round.amps

Services & Tenure

The tenure is freehold. All mains services are understood to be connected. There is a service charge of approximately £250 pa for maintenance of the common areas of the estate.

Local Authority

Vale Of White Horse District Council

Council Tax Band F

Our reference

FAR/HD/MS/30012025

We'd love to hear from you

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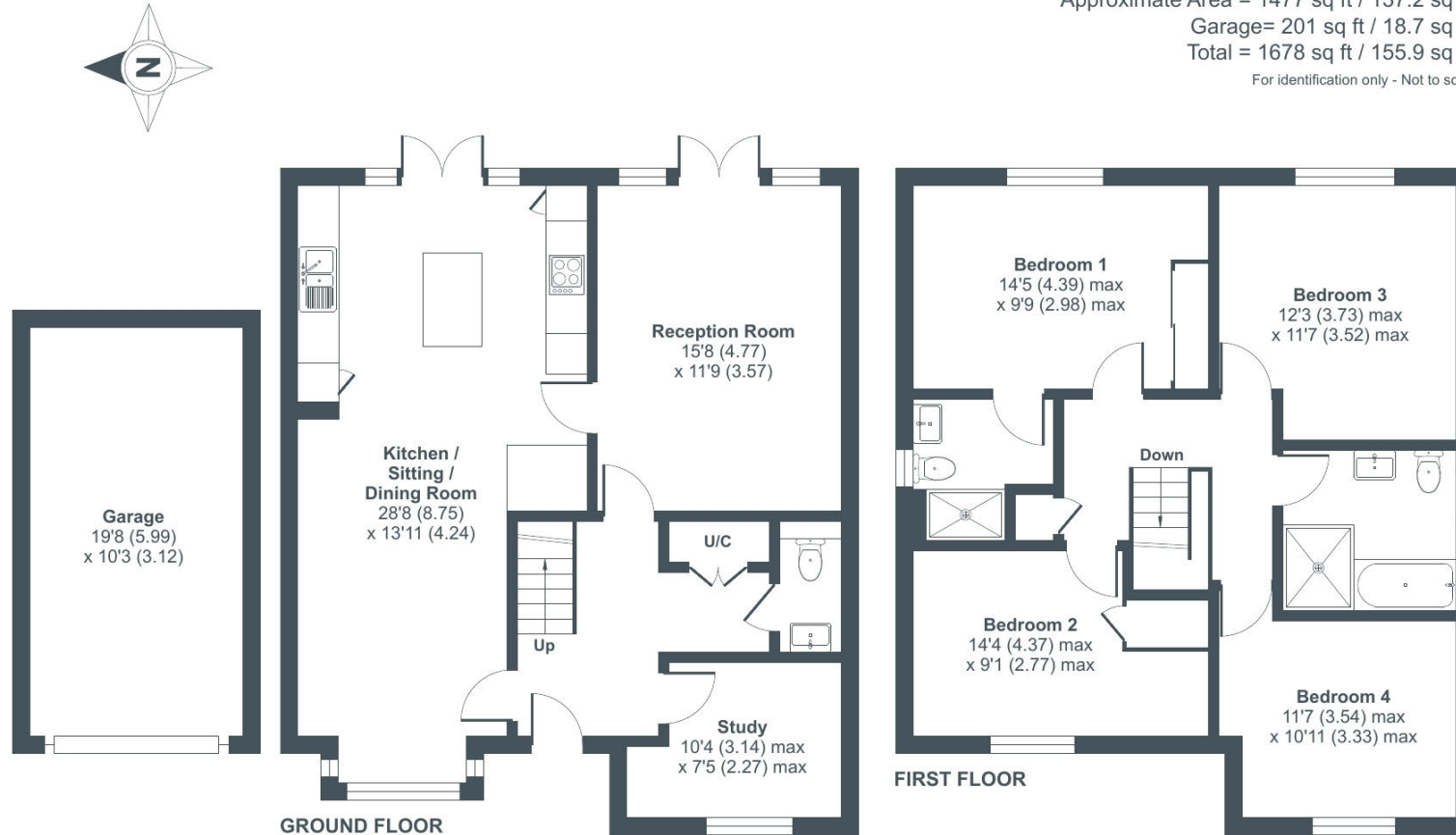
Proctor Way, Oxfordshire, SN7

Approximate Area = 1477 sq ft / 137.2 sq m

Garage = 201 sq ft / 18.7 sq m

Total = 1678 sq ft / 155.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Perry Bishop. REF: 1239141



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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.

