

Perry Bishop

PROPERTY MADE PERSONAL

Marlborough Gardens, Faringdon, Oxfordshire SN7 7DP



Extended family home • Four/five double bedrooms • Incredibly spacious • Potential annex • Rent potential £1,750 pcm; yield potential 5.6% • Large garden • Driveway parking • Workshop and summer house • EPC C



Marlborough Gardens,

Faringdon, Oxfordshire SN7 7DP

Key Features



4
Bedrooms



2
Bathrooms



3
Receptions

About the property

A deceptively spacious family home that has been extended in previous years to create very flexible living accommodation. The property looks out over a green and has a potential annex on the ground floor, enabling perfect multi-generational living.

Entering the porch, you are led through to an inner hall with stairs to the first floor. The sitting room has a working log burning stove and doors opening into a sunroom/dining room and out to the garden. The kitchen/breakfast room is fitted with a range of floor and wall mounted units and provides access to the annex area. This is currently set up as a guest room with a separate modern shower room.

On the first floor are two large double bedrooms and a bathroom with bath and separate shower cubicle. On the second floor are two further double bedrooms.

Outside, there is driveway parking for three vehicles. The rear

garden is enclosed and laid predominantly to patio with numerous fruit trees, a large greenhouse, shed and decking, summer house and workshop with power connected.

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 Konigstein 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 into Marlborough Street and at the mini roundabout turn left into Station Road/Park Road. Take the third turning on the right into Marlborough Gardens. At the park, turn right and the property can be found on the right hand side facing the park

What3Words: ///poorly.hairpin.swoop

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 C

Our reference

FAR/HD/MS/18092024

We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

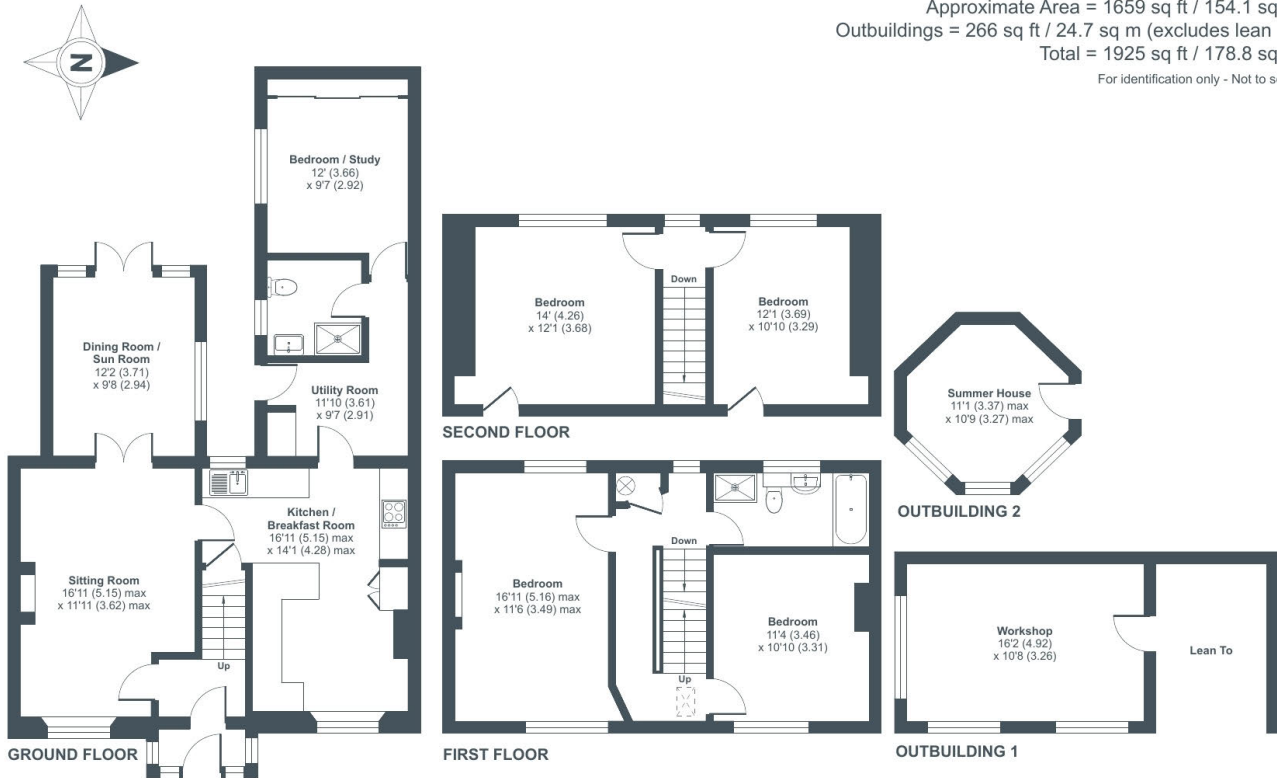
E: faringdon@perrybishop.co.uk



Marlborough Gardens, Faringdon, Oxfordshire, SN7

Approximate Area = 1659 sq ft / 154.1 sq m
 Outbuildings = 266 sq ft / 24.7 sq m (excludes lean to)
 Total = 1925 sq ft / 178.8 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). © nichecom 2024. Produced for Perry Bishop. REF: 1190605



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