

Catkins Close, Faringdon, Oxfordshire SN7 7FA



Detached family home • Four bedrooms • Beautifully presented • Sitting room • Separate dining room • Fitted kitchen with adjacent utility room • Enclosed rear garden with large patio • Garage and parking • EPC C

Catkins Close,

Faringdon, Oxfordshire SN7 7FA

Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

A beautifully presented family home situated in a very desirable location on the outskirts of Faringdon.

You are greeted by a lovely entrance hallway which provides access to the reception rooms, kitchen and cloakroom and has stairs to the first floor. To the front of the home is the more formal living room with a bay window and a fireplace with inset cassette log burner. The dining room is situated at the rear of the home and has French doors which lead to the rear garden. The kitchen is also at the rear and provides a wonderful range of base and wall units with wooden worksurfaces, an inbuilt oven, hob, fridge and freezer. Off the kitchen is a separate utility room with further fitted units, space for a dishwasher and washing machine and side access to the garden.

Upstairs are four well proportioned bedrooms, with the master benefiting from ample built-in wardrobes and a re-fitted en suite shower room. The additional bedrooms offer a variety of inbuilt storage and are serviced by a modern re-fitted shower room.

Externally, there is driveway parking for two vehicles in front of an integrated single garage. A side gate leads to the enclosed rear garden which has been beautifully landscaped to include patio areas with a central lawn and shrub borders. There are also garden sheds with power connected.

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 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 The Cornmarket into Marlborough Street and go over at the mini roundabout into Coxwell Street/Coxwell Road. Take the second turning on the right into Coleshill Drive, and the first right into Catkins Close. The property can be found on the right hand side.

What3Words: ///digests.tone.printer

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 E

Our reference

FAR/LH/KF/25032025

We'd love to hear from you

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what the owner said

"We are set in a lovely location within a quiet estate."








24 Catkins Close

Approximate Gross Internal Area = 108.5 sq m / 1168 sq ft
 Garage = 13.3 sq m / 143 sq ft
 Total = 121.8 sq m / 1311 sq ft
 (Excluding Eaves)



 = Reduced headroom below 1.5m / 5'0"

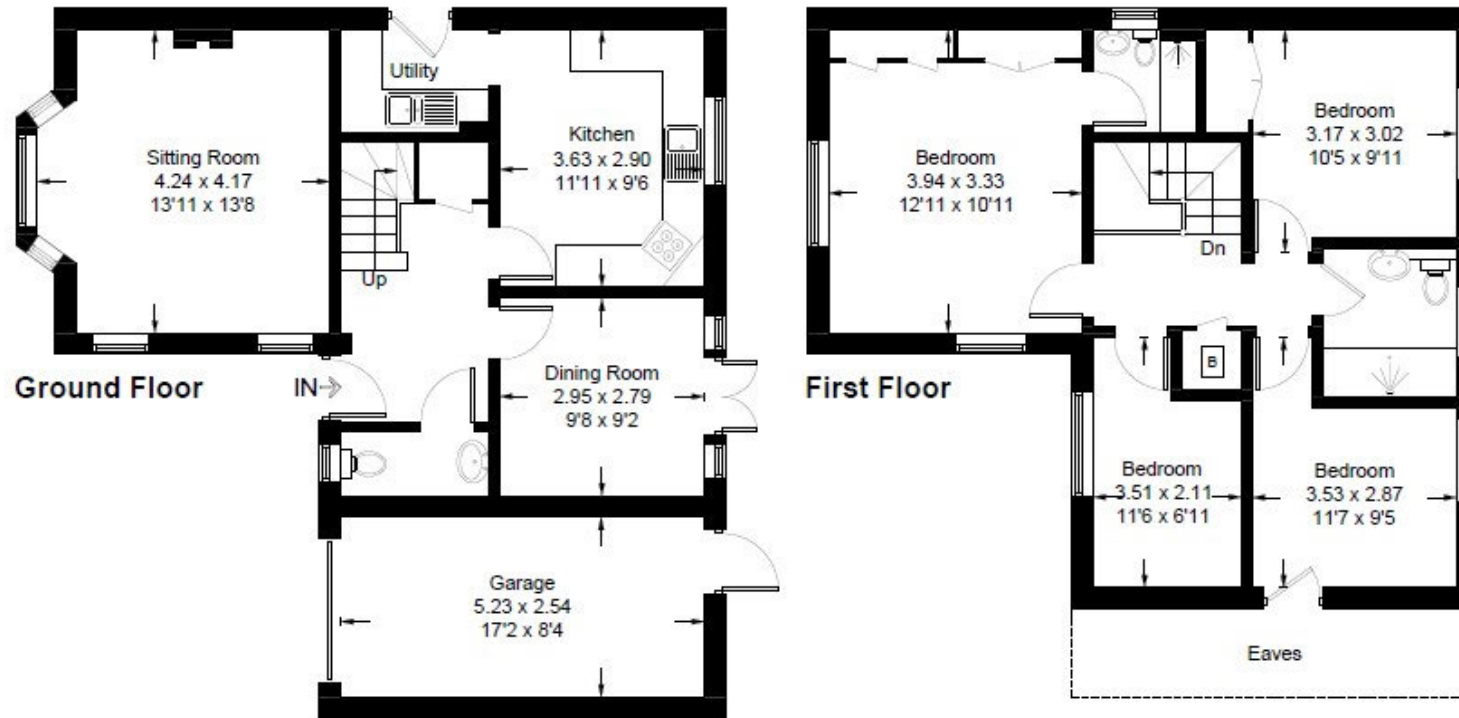


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1182838)

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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

