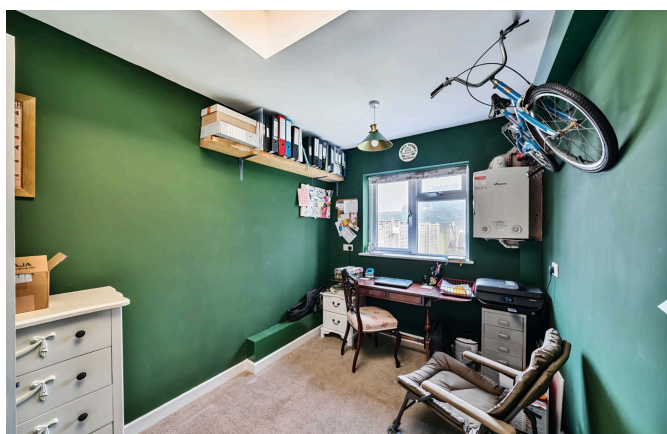


Cedar Road, Faringdon, Oxfordshire, SN7 8AY



Fabulous two bedroom home • Extended accommodation to the ground floor • Stylish re-fitted kitchen, with inbuilt appliances and a breakfast bar • Open plan sitting/dining room • Study/occasional bedroom • Separate utility/cloakroom • Ample driveway parking • Single garage • EPC C

Cedar Road,

Faringdon, Oxfordshire, SN7 8AY

Key Features



2
Bedrooms



1
Bathroom



2
Receptions

About the property

This extended, end of terrace, unique family home has been much improved by the current owners to provide excellent living space and is bright and spacious throughout.

The ground floor accommodation comprises a large entrance porch which leads to the open plan sitting/dining room, benefiting from a woodburner. At the rear of the property, there is a fabulous fitted kitchen, which features a great range of base and wall units along with some built-in appliances and a large breakfast bar. Adjacent to the kitchen is a handy utility room which includes a WC. Also on the ground floor is an additional room that is currently being used as a study but could also be used as an occasional bedroom.

On the first floor are two well-proportioned bedrooms, one of which has inbuilt wardrobes, and a family bathroom which is fitted with a modern white suite which includes a power shower.

The property sits on a lovely plot with ample driveway parking to the front and an enclosed and relatively private garden to the rear which is mainly laid to lawn with both patio and decked areas.

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 right into Gravel Walk and left at the next roundabout into Lechlade Road. Take the first turning left into Canada Lane and first left again into Cedar Road where the property can be found on the left hand side.

What3Words: ///pumps.cuddled.encodes

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/LH/MS/23012025

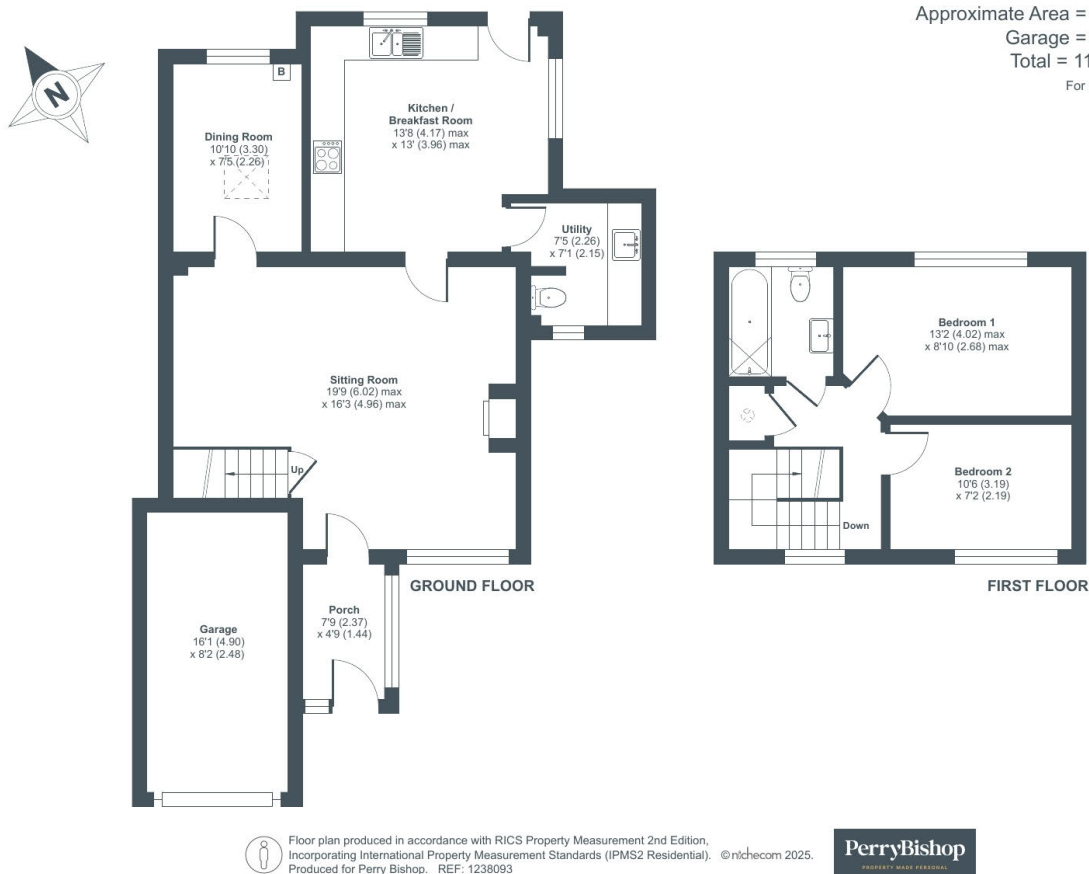
We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

E: faringdon@perrybishop.co.uk





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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

