

# Perry Bishop

PROPERTY MADE PERSONAL

**Hobbs Road**, Faringdon, Oxfordshire SN7 7GJ



A superb family home • Three bedrooms • Driveway parking plus garage • Sunny and large garden • Sociable family kitchen/dining room • En suite shower room to master bedroom • Conveniently located for several large supermarkets • Motivated vendor • EPC C



# Hobbs Road,

Faringdon, Oxfordshire SN7 7GJ

## Key Features



3  
Bedrooms



2  
Bathrooms



2  
Receptions

## About the property

A fantastic three bedroom semi-detached family home situated in a wonderful position on a very desirable road. Hobbs Road is a quiet cul-de-sac on the edge of town and located in very close proximity to Folly Park. This property has ample parking and a sizable and private garden.

Upon entering, you are greeted by a hall with cloakroom. The sitting room is to the front of the property and has a pretty bay window with wooden flooring. A fitted family kitchen / dining room is to the rear. The kitchen includes floor and wall mounted units with plenty of space for entertaining, a large storage cupboard and French doors out to the garden.

On the first floor is a master bedroom with fitted wardrobes and an en suite shower room. There are two further bedrooms and a family bathroom comprising a bath with shower over, WC and wash hand basin.

Outside, to the side of the property, is driveway parking for several vehicles leading to a single garage. The rear garden is large and enjoys a lovely sunny aspect and is laid to lawn with patio area, and raised decking.

## 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 and up Marlborough Street. At the roundabout, turn left into Station Road/Park Road and after approximately half a mile, turn left into Palmer Road. Take the first right turn into Clements Way, first left into Hobbs Road and first left again, continuing on Hobbs Road, where the property can be found opposite you at the top of the road.

What3Words: ///disarmed.promises.sporting

#### Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

#### Local Authority

Vale of the White Horse District Council

Council Tax Band C

#### Our reference

FAR/HD/MS/04122024

#### We'd love to hear from you

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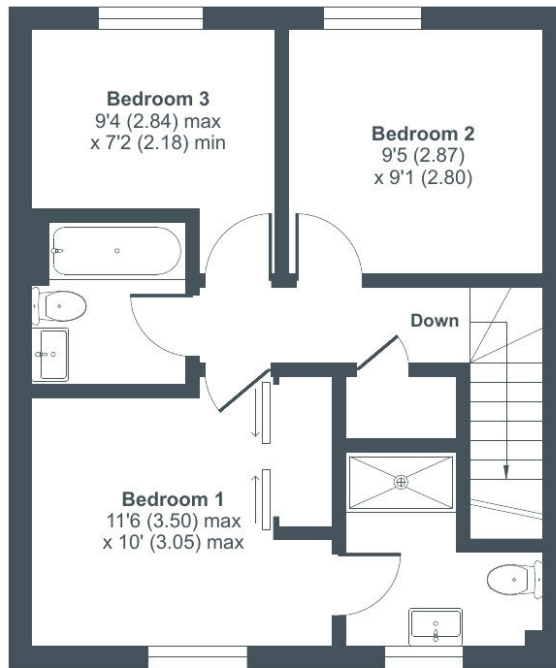
# Hobbs Road, Oxfordshire, SN7

Approximate Area = 880 sq ft / 81.7 sq m

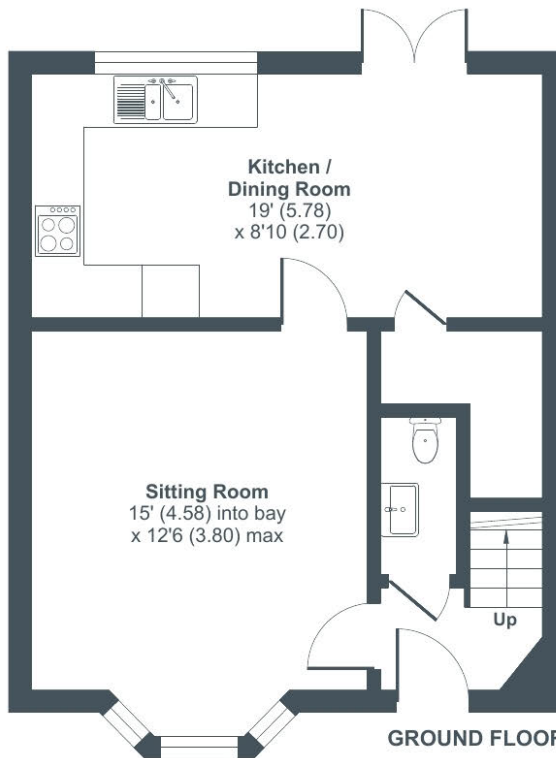
Garage = 153 sq ft / 14.2 sq m

Total = 1033 sq ft / 96 sq m

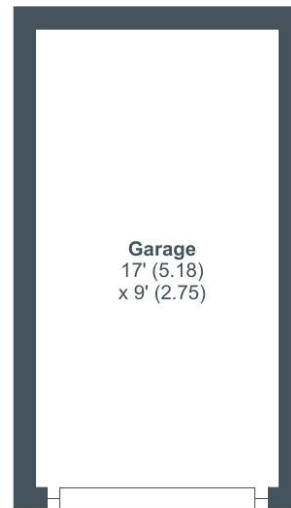
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Garage  
17' (5.18)  
x 9' (2.75)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Perry Bishop. REF: 1222279



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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

