

# PerryBishop

PROPERTY MADE PERSONAL

**The Old Barn**, Stanford Road, Faringdon, Oxfordshire SN7 7AQ



For sale with no onward chain • Walking distance to the town centre • Two bedrooms • Located just below Folly Hill • Rent potential £1400pcm; yield 6.7% • Allocated parking • Courtyard garden • Character cottage • EPC C



# The Old Barn,

Stanford Road, Faringdon, Oxfordshire SN7 7AQ

## Key Features



2  
Bedrooms



1  
Bathroom



1  
Reception

## About the property

The accommodation comprises an open plan hall/kitchen/dining area, which is of a good size and features exposed stone walls, with a nicely fitted kitchen, and ample storage units/cupboards. The dual aspect sitting room is of a nice size and benefits from French doors that lead to the courtyard garden.

On the first floor are two well proportioned bedrooms and a bathroom that is fitted with a modern suite.

Externally, there is a small courtyard garden to the front and an allocated parking space.

The property is approached over a private road and lies just below Folly Hill, with wonderful walks around it.

## 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, Junior and Infant schools as well as The Old Station Nursery, doctors' and dentists' surgeries and a 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 in 2004, Faringdon became the first Fairtrade town in the South East of England.

## Directions

From Faringdon Market Place, proceed up London Street and turn right into Stanford Road. The property can be found on







your right hand side, just beyond the turning to Ferndale Street.

What3Words: ///unity.tweezers.airliners

#### Services & Tenure

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

#### Local Authority

Vale of White Horse District

Council Tax Band- C

#### Our reference

FAR/LH/MS/03072025

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

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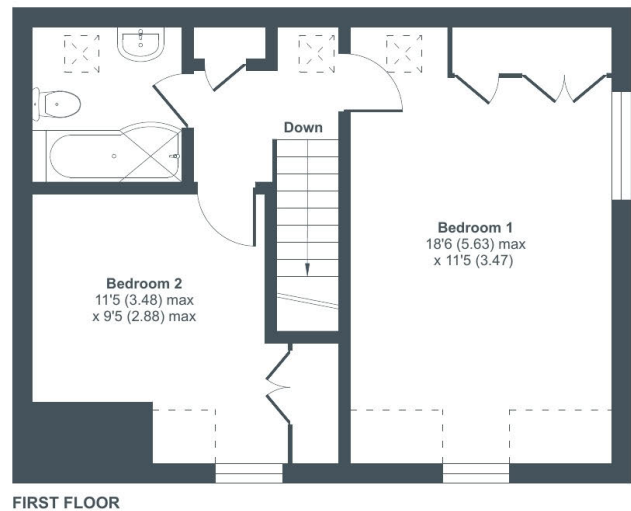
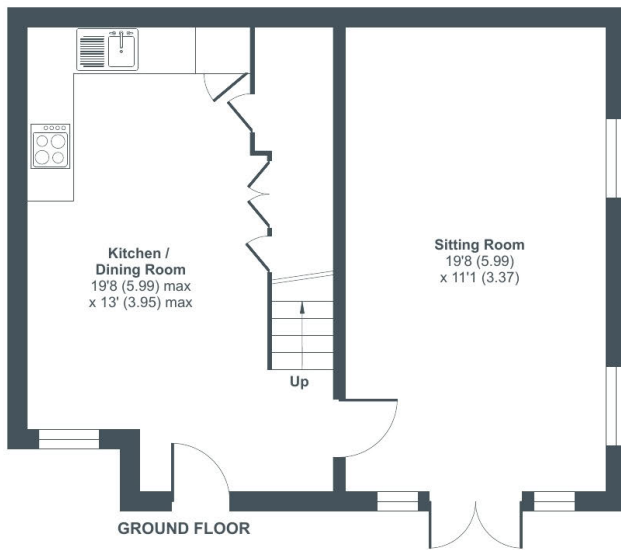
## Stanford Road, Faringdon, Oxfordshire, SN7

Approximate Area = 883 sq ft / 82 sq m

Limited Use Area(s) = 25 sq ft / 2.3 sq m

Total = 908 sq ft / 84.3 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). ©richcom 2025. Produced for Perry Bishop. REF: 1317664

**PerryBishop**  
PROPERTY MEASUREMENT

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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

