

Yates Meadow, Faringdon, Oxfordshire SN7 7EP



Detached large family home • High end fixtures and finishes • Four double bedrooms • Two bathrooms • Spacious living • Wonderful kitchen/dining • Close to Humpty Hill for walks • Private landscaped garden • EPC B

Yates Meadow,

Faringdon, Oxfordshire SN7 7EP

Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

Stepping in through the front door and into the large hallway, there are stairs rising to the first floor, a storage cupboard perfect for coats and shoes and a downstairs cloakroom.

On your right is the kitchen/dining room, dual aspect, with patio doors out onto the garden. The kitchen has a range of wall and base units on either side, with integrated white goods to include; fridge/freezer, dishwasher, double oven, gas hobs and extractor fan. In the centre is a bespoke, handmade, kitchen island. With additional storage and wine rack, designed with matching finishings to match the rest of the kitchen. At the other end of the room is space for a large dining room table that sits in front of a further window with fitted Venetian blinds. Separate to the kitchen is a utility room, with space and plumbing for a washing machine and tumble drier, as well as a rear door on to the garden. The living room is a great size at 16.6ft, with another set of patio doors on to the garden and dual aspect windows, flooding the space with the south facing sunlight. Additionally, there is also a study at the front of the house, perfect for those working from home.

To the first floor are three great sized double bedrooms. The largest currently houses a king-size bed and has two sets of built-in wardrobes as well as an en suite shower room, also benefitting from dual aspect windows. The second largest room has been professionally panelled, adding character to the space, and also has a king-size bed with ample space around for dressers. The fourth bedroom has had built-in wardrobes fitted along one wall, still with space for a single bed, or if wardrobes were removed this would be a further double bedroom.

Externally, the garden has been beautifully landscaped to create a large patio area closest to the house perfect for soaking up the sun, then, slightly raised with sleepers, is the main lawned area. The garden is south facing and incredible private, with a double garage at the back of the garden fitted with power and light. Side access brings you back round to the front of the house, which has been tastefully planted with a range of shrubs and flowers providing interest throughout the year. In front of the double garage is driveway parking for several cars, also fitted with an EV charging point.

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. Continue over the roundabout into Coxwell Street/Coxwell Road and turn right into Highworth Road (B4019). Follow the road, taking the left hand turning on to Stevens Way. Take the second turning on your right into Yates Meadow and it's the first house on your left.

Services & Tenure

The tenure is freehold. There is a service charge of approximately £100 per annum (figure to be confirmed) to cover maintenance of the common parts of the estate. All mains services are understood to be connected.

Local Authority

Vale Of White Horse District Council

Council Tax Band- F

Our reference

FAR/KB/MS/13022025

We'd love to hear from you

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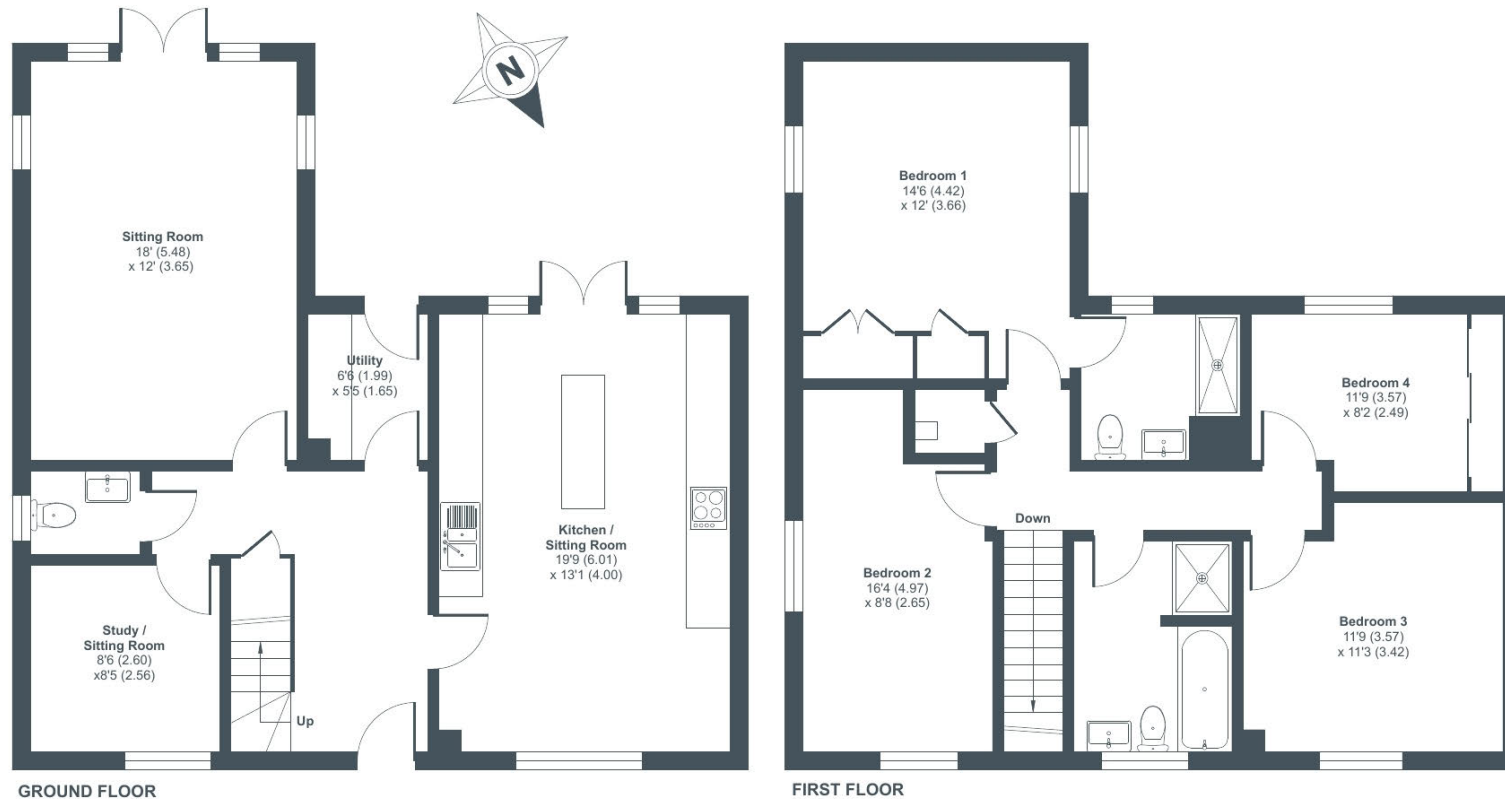




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Approximate Area = 1523 sq ft / 141.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Perry Bishop. REF: 1247921



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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.

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