

PerryBishop

PROPERTY MADE PERSONAL

Proctor Way, Faringdon, Oxfordshire SN7 7UY



Stunning interior • Semi detached home • Sleek and modern kitchen / diner • Utility room • Two double bedrooms • Private garden • Ample driveway parking • Wonderful position • EPC B

Proctor Way,

Faringdon, Oxfordshire SN7 7UY

Key Features



2
Bedrooms



2
Bathrooms



1
Reception

About the property

Stepping through the door and into the hallway with stairs rising to the first floor, the accommodation flows into a good-sized living room, with large, characterful windows flooding the room with natural light. There is also a good-sized storage cupboard with plenty of room for coats and shoes.

At the back of the property is the kitchen/dining room, the kitchen has a range of wall and base units with space and plumbing for white goods. there are also French doors out onto the garden. To the right is a utility room with space and plumbing for a washing machine/tumbler dryer as well as a downstairs cloakroom.

Upstairs are two good-sized double bedrooms, with the largest benefiting from an en suite and the second bedroom having a built-in storage cupboard. Completing the accommodation is the family bathroom with a modern white suite.

Externally, the rear garden is mainly laid to lawn, with a patio section closest to the house. The garden also offers incredible privacy, a shed in the top corner and has a side gate round to the front of the

house. Here you find driveway parking for two cars in front of the house, with ample visitor spaces around the estate.

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 Cornmarket and up Marlborough Street. At the roundabout, turn left into Station Road/Park Road and continue for approximately half a mile, taking a





right hand turn into Proctor Way. Follow the road round, staying on Proctor Way, and the property can be found on your right hand side.

What3Words: ///euphoric.taps.hang

Services & Tenure

The tenure is Freehold. All mains services are understood to be connected. There is a service charge of £246.75 per annum to cover upkeep of the common parts of the estate.

Local Authority

Vale of White Horse

Council Tax Band C

Our reference

FAR/KB/JK/130325

We'd love to hear from you

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what the owner said

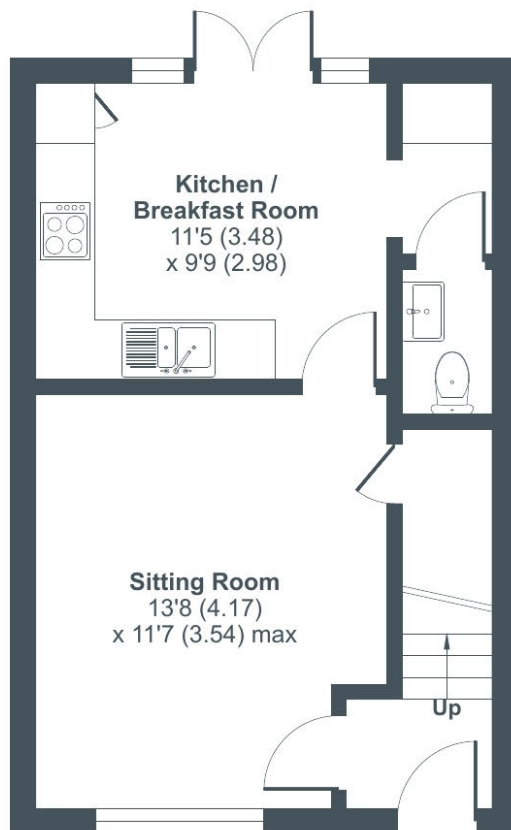
"Spacious light and bright 2 bed/2 bath house, with off-street parking and garden that is not overlooked in any way. Within walking distance to town centre, shops/supermarkets, doctors surgery, Folly tower and sports park. On a new build estate that is smaller in size and dwellings spaced further apart compared to the other Faringdon developments and with a newly built primary school."



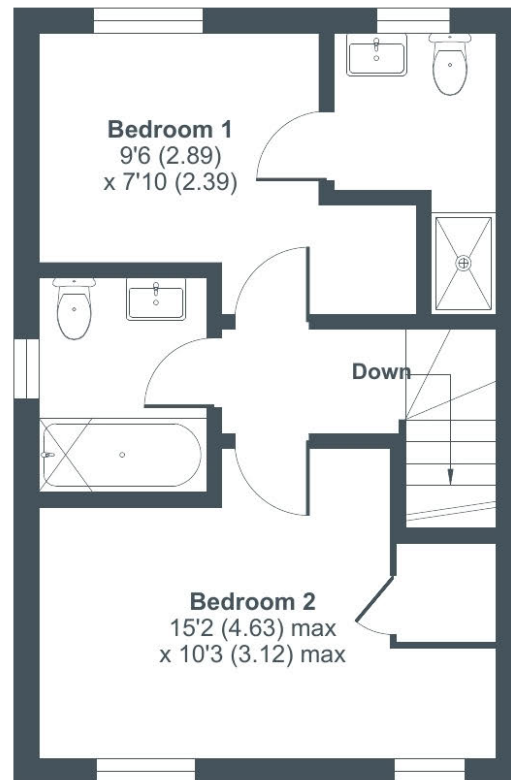
Proctor Way, Faringdon, Oxfordshire, SN7

Approximate Area = 722 sq ft / 67 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Perry Bishop. REF: 1262525



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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

