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PROPERTY MADE PERSONAL



Nursery View, Faringdon, Oxfordshire SN7 8SJ

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Key Features



5
Bedrooms



3
Bathrooms



5
Receptions

- Immaculately presented detached house
- Peaceful, quiet cul-de-sac location
- Dual aspect sitting room with patio doors to the garden
- Spacious re-fitted kitchen/breakfast room
- Main bedroom with dressing areas and en suite shower room
- Private garden that overlooks the Folly Tower
- No onward chain
- EPC: C

About the property

Stepping in through the front door, and into the entrance hall, here you have stairs rising to the first floor and cloakroom. On the left is the dual aspect living room, with beautiful views over the front garden and patio doors out to the rear. There is also a gas fireplace in the centre of the room. This then flows round to the dining room, which has a storage cupboard and opens out to the garden room and kitchen. The garden room is an extension added by the current owners and is the perfect spot to watch the birds or read a good book. The kitchen was recently re-fitted and includes a range of wall and base units. There is also space and plumbing for a dishwasher and double fridge/freezer, built-in double oven, induction hobs and extractor fan. This flows round to the utility room, with doors into an extended double garage and the side passage. Also at the front of the house is a study/playroom.

To the first floor are four double bedrooms and a separate dressing room. The main bedroom on this floor is an incredible size, benefitting from a dressing area and en

suite. The next largest bedroom also has an en suite and built-in wardrobes. The family bathroom completes the accommodation on this floor, fitted with a modern white suite.

On the second floor is a large bedroom/office and a craft room/storage room. These rooms are fitted with Velux windows with views to the Ridgeway and Folly Tower. Between the two rooms is a great size landing, another great spot to read a book.

Externally, the rear garden is extremely private and beautifully planted with a range of trees and shrubs. The garden overlooks Folly Hill and a bank of trees. There is a summerhouse in one corner and a patio with table and chairs in the other to enjoy the afternoon/evening sun. Side access takes you round to the front, where there is an extended double garage with electric up and over doors, as well as power and light. The front garden is mainly laid to lawn with ample driveway parking to one side. There is also an EV charging point, solar panels and 10kw battery.

The property is offered for sale with no onward chain.

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 up London Street and bear right into Stanford Road. Take the fourth turning on the right into Nursery View and first right where the property can be found on your right hand side.

What3Words: ///backers.envoy.solder

Services & Tenure

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

Local Authority

Vale Of White Horse District Council

Council Tax Band- G

Our reference

FAR/KB/MS/09042025

We'd love to hear from you

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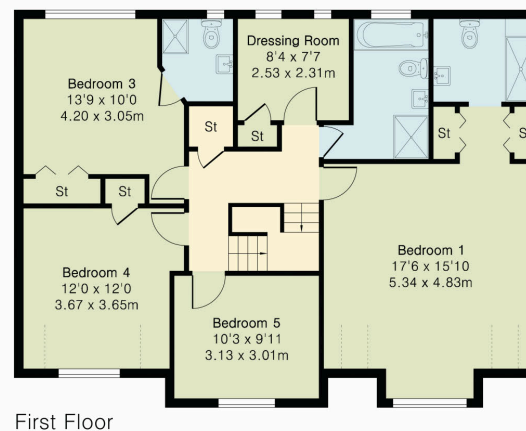
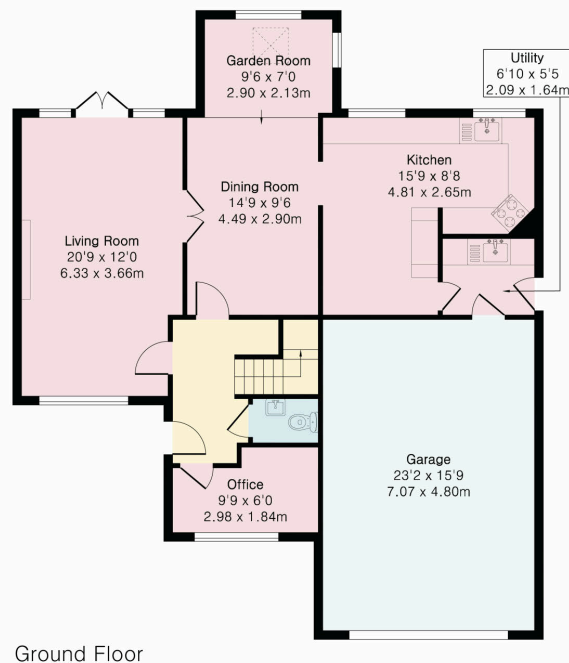
Approximate Gross Internal Area 2862 sq ft - 265 sq m

Ground Floor Area 877 sq ft – 81 sq m

First Floor Area 1036 sq ft – 96 sq m

Second Floor Area 583 sq ft – 54 sq m

Garage Area 366 sq ft – 34 sq m



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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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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