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PROPERTY MADE PERSONAL



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**Fernham Road,** Faringdon, Oxfordshire SN7 7LB



# Fernham Road,

Faringdon, Oxfordshire SN7 7LB

## Key Features



5  
Bedrooms



2  
Bathrooms



3  
Receptions

- Exceptional detached family home
- Five double bedrooms
- Principal bedroom with dressing room and large en suite
- Over 3,800 sq ft of accommodation (incl detached double garage)
- Wealth of period features
- Ample parking for multiple vehicles
- Set in over 0.3 acres
- EPC D

## About the property

A truly exceptional family home situated on a sizeable plot in the town of Faringdon. Tollington House boasts in excess of 3800 sq ft of flexible accommodation, including a large double garage, and offers a wealth of period features. It is flooded with light, and has ample driveway parking for over ten vehicles.

Upon entering, you are greeted by a spectacular hall with double height ceilings affording intricate cornicing, ceiling roses, and a sweeping staircase to the first floor landing. To the front of the home are two large, bright sitting rooms/reception rooms, one of which has a central log burning fireplace, the other, doors out to the garden. At the rear is an impressive kitchen/dining/family room which is dual aspect. This has been recently fitted with a range of units, central island and an array of storage including larder cupboards, pan drawers, full length fridge and freezer and a Stove oven, to name but a few. A useful boot room separates this from a courtyard garden behind. There is a separate tucked-away study area and, completing the downstairs accommodation, a utility and laundry room.

On the first floor, the sense of grandeur and space continues with five double bedrooms. The principal bedroom has a separate dressing room and an incredibly impressive en suite bathroom with separate bath and shower cubicle. Of the four other bedrooms, three have fitted wardrobes and are all serviced by a well-appointed family bathroom.

Outside, the land is just under a third of an acre and wraps around this stunning house. Expansive gravelled driveway parking leads to a double garage with electricity and a workshop to the rear. The garden to the front is predominantly laid to lawn and surrounded by a mix of fruit trees. At the rear and off the kitchen area is a secluded and enclosed courtyard garden. This is totally private and the perfect place to unwind in the summer evenings with alfresco dining.

## Disclaimer

Most of the land is Leasehold, dating back to the time of Queen Elizabeth I. The vendors have been able to secure a mortgage and have an indemnity policy in place to cover this. No rent on this land has been paid since the current owners have been residing here.

## 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. At the roundabout, continue over into Coxwell Street/Coxwell Road and after approximately half a mile, turn left into Fernham Road. The property stands proudly on the corner of Tollington Court and Fernham Road opposite the school.

What3Words: [///careless.defenders.fiction](https://www.what3words.com/#!/careless.defenders.fiction)

#### Services & Tenure

The tenure is mainly Leasehold (see disclaimer above) with a small piece of Freehold land. All mains services are understood to be connected.

#### Local Authority

Vale of White Horse District Council

Council Tax Band G

#### Our reference

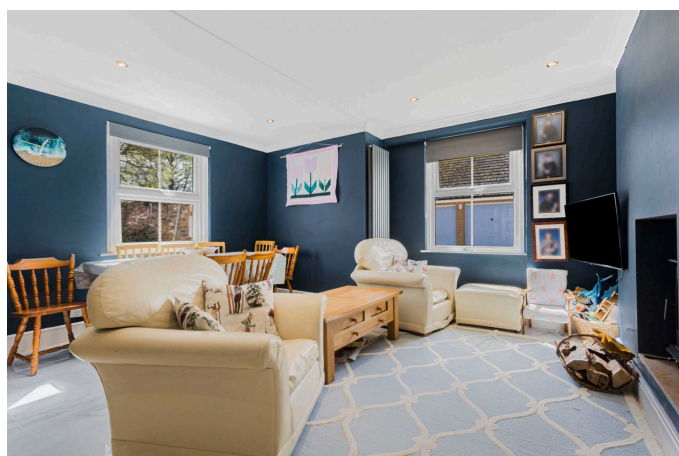
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#### We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

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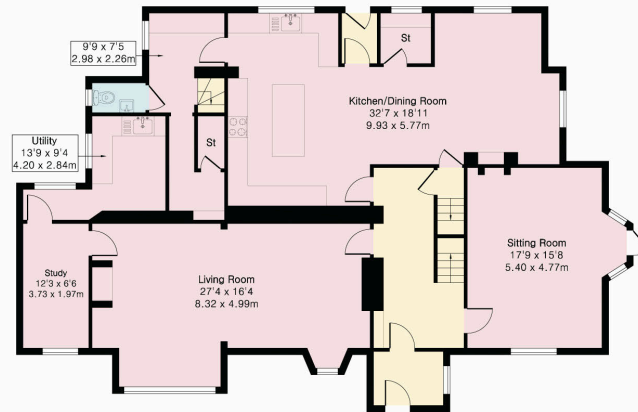
**Approximate Gross Internal Area 3878 sq ft - 360 sq m**

Basement Area 236 sq ft – 22 sq m

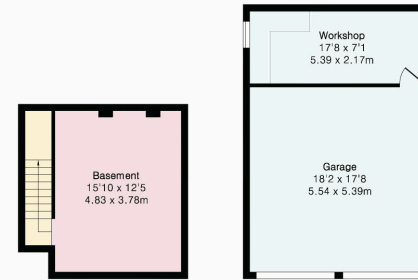
Ground Floor Area 1736 sq ft – 161 sq m

First Floor Area 1454 sq ft – 135 sq m

Garage Area 452 sq ft – 42 sq m

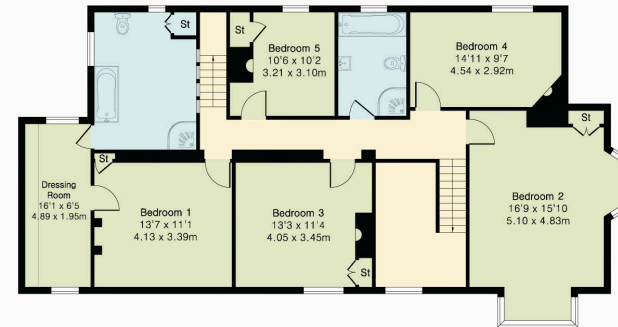


Ground Floor



Basement

Garage



First Floor

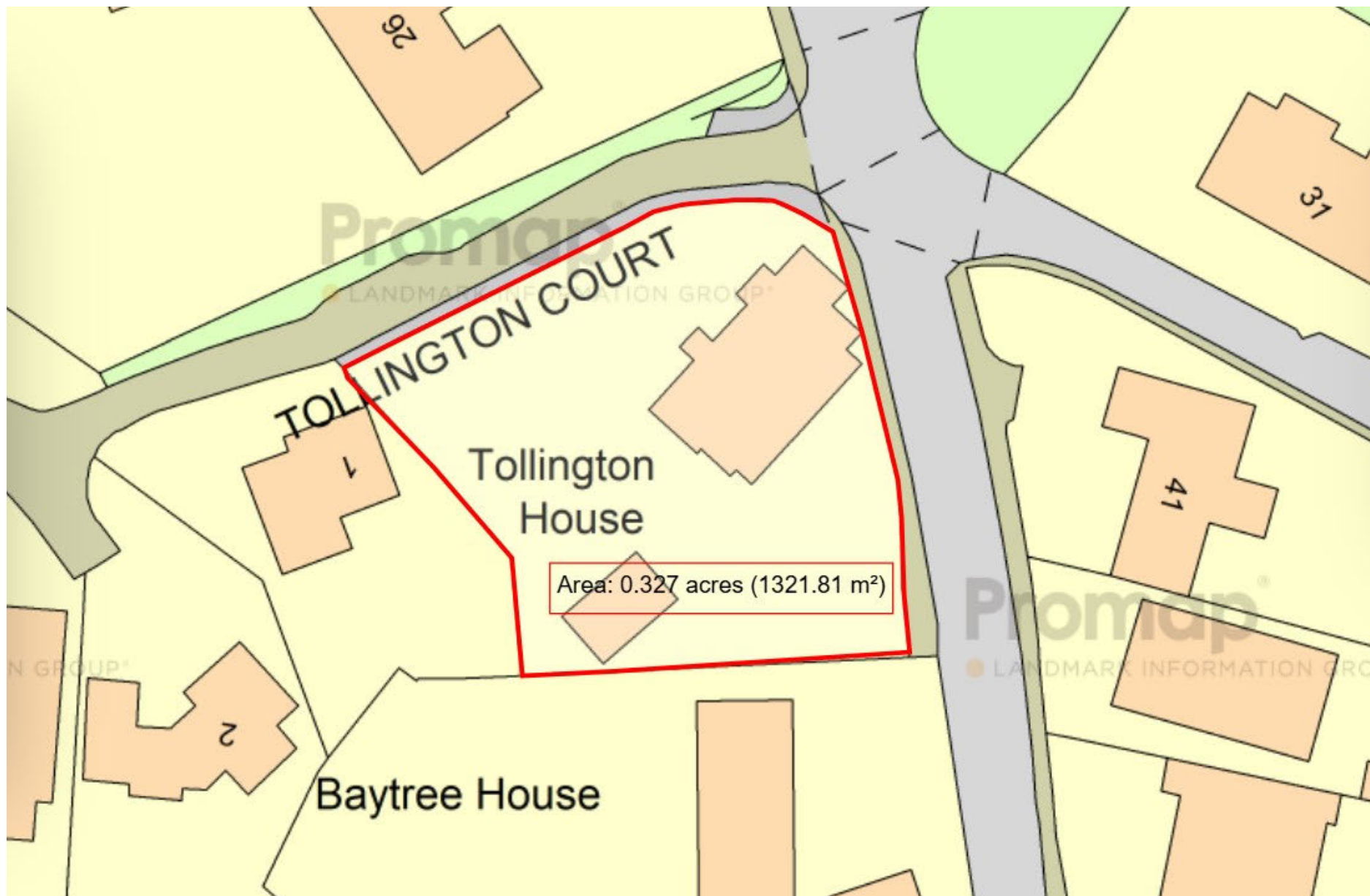
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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by 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.

Gloucestershire • Oxfordshire • Wiltshire

