

PerryBishop

PROPERTY MADE PERSONAL

Faringdon, Oxfordshire, SN7 8AD



No onward chain • Views over rolling fields • Walking distance to town centre • Set of three floors
• Charming character features • On street parking • Rent potential £1400pcm; yield 5.2% • Grade II listed • EPC TBC

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Key Features



2
Bedrooms



1
Bathroom



2
Receptions

About the property

This charming Grade II listed, character cottage is located on the edge of Faringdon town centre with views over the rolling fields and along the golden ridge. Sold with no onward chain. Stepping in through the front door and into the entrance hall, where you find stairs rising to the first floor, storage cupboards and ample space for coats and shoes. On your right at the front of the house is the living room, a great size and centred around a large inglenook fireplace. At the back of the house is the kitchen/dining room, the kitchen is fitted with a range of wall and base units, a Belfast sink and integrated white goods, such as; dishwasher, double oven, gas hobs, extractor fan and fridge freezer. From the kitchen you also have access to a boot room and cloakroom/utility room with space and plumbing for a washing machine. On the other side of the room is space for a good sized table, further built in storage and a rear door leading to the garden.

To the first floor is the main bedroom, fitted with built in

wardrobes and dual aspect views. The main bathroom is also on this level, fitted with a modern white suite and completing the accommodation is the separate w.c. On the landing are further stairs leading into the loft conversion where you have the second bedroom, also benefiting from dual aspect views and built in storage.

Externally the wall garden is a great sun trap, low maintenance with the majority being paved with a few raised borders and mature shrubs.

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 Church Street towards the turning to Clanfield. The house can be found on your right hand side.

What3Words: [///evolving.opera.roosters](#)

Services & Tenure

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

Local Authority

Vale of White Horse District Council

Council Tax Band- C

Our reference

FAR/KB/MS/03072025

We'd love to hear from you

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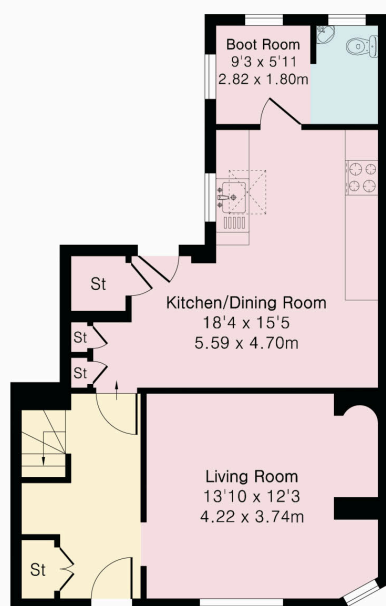


Approximate Gross Internal Area 1073 sq ft - 99 sq m

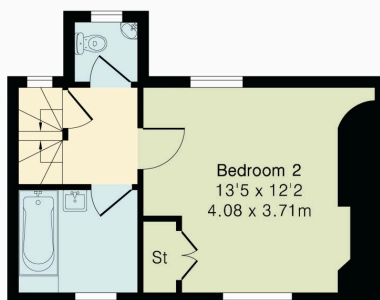
Ground Floor Area 544 sq ft – 50 sq m

First Floor Area 276 sq ft – 26 sq m

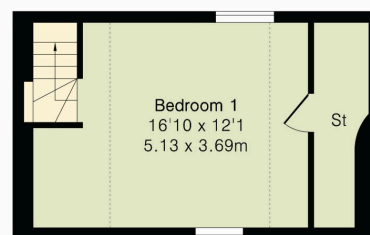
Second Floor Area 253 sq ft – 23 sq m



Ground Floor



First Floor



Second Floor

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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Gloucestershire • Oxfordshire • Wiltshire

