

Faringdon, Oxfordshire, SN7 7JA




Beautifully presented character property • Driveway parking at rear for 2 cars • Flexible accommodation on all levels • South facing private garden • Two open fireplaces • Five double bedrooms and a loft room • Located in the heart of the town centre • Tastefully renovated throughout

# Faringdon, Oxfordshire, SN7 7JA


Key Features



5  
Bedrooms



2  
Bathrooms



3  
Receptions

### About the property

Brimming with unmistakably Georgian features such as tall sash windows, recently rendered front and stained-glass windows surrounding the side door.

Stepping inside and into the hallway, where you will find stairs rising to the first floor and a downstairs cloakroom. Heading down the hallway to the original front door, where the living room is on the right, a wonderful size at 21ft, dual aspect with traditional wooden shutters on the sash windows and centred around an open fireplace. Across the hallway is the formal dining room, in here you can picture the Christmas and family gatherings you would host, with a further open fireplace and the perfect spot for a Christmas tree. At the back of the house is the kitchen/breakfast room. The kitchen has been recently re designed and is in keeping with the character feel, with a range master and Belfast sink, as well as space for a table. The flooring in here and the living room has been replaced with flagstone tiles, that match up perfectly with the original flooring in the hallway. From the kitchen you also have access into the cellar, currently utilized as storage and access out into the boot room/garden room, the perfect suntrap to grown tomatoes as well as neatly storing muddy boots and coats.

Heading up the stairs onto the first floor and straight ahead, you have what is currently used as the library, with a beautifully crafted wooden bookcase and window seat, this makes the perfect cosy space to withdraw to, if required this could be used as the fifth bedroom, with ample built in storage. There is a further double bedroom on this floor, serviced by the large family bathroom fitted with a separate bath and shower cubicle as well as built in storage for linens.

On the second floor are three further double bedrooms all incredible sizes, boasting the same character sash windows as the rest of the house. There is also a further bathroom on this floor fitted with a stylish but in keeping white suite. A pull-down ladder also provides access to the loft room, currently used as a loft/storage space but could be converted into a useable room if required.

Externally the south facing garden is a perfect suntrap and offers incredible privacy creating a tranquil sanctuary. A side gate leads out to two parking spaces, with an electric charging point. If you required a larger garden this could be extended into to leave one space.

### 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. 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 from 2022 with Königstein im Taunus in Germany. In 2004, Faringdon became the first Fairtrade town in the South East of England.

### Directions

Proceed on foot from our office in Faringdon down Gloucester Street and the property can be found on the left hand side, identified by our 'For Sale' board.

What3Words: [///germinate.agents.wicket](#)

### Services & Tenure

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

### Local Authority

Vale of White Horse District

Council Tax Band- E

### Our reference

FAR/KB/MS/09072025

### We'd love to hear from you

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*what the owner said*

"Charming family home with beautiful period features and lots of versatile space. Cosy log fires and the garden is a real sun trap."







**Approximate Gross Internal Area 2423 sq ft - 226 sq m**

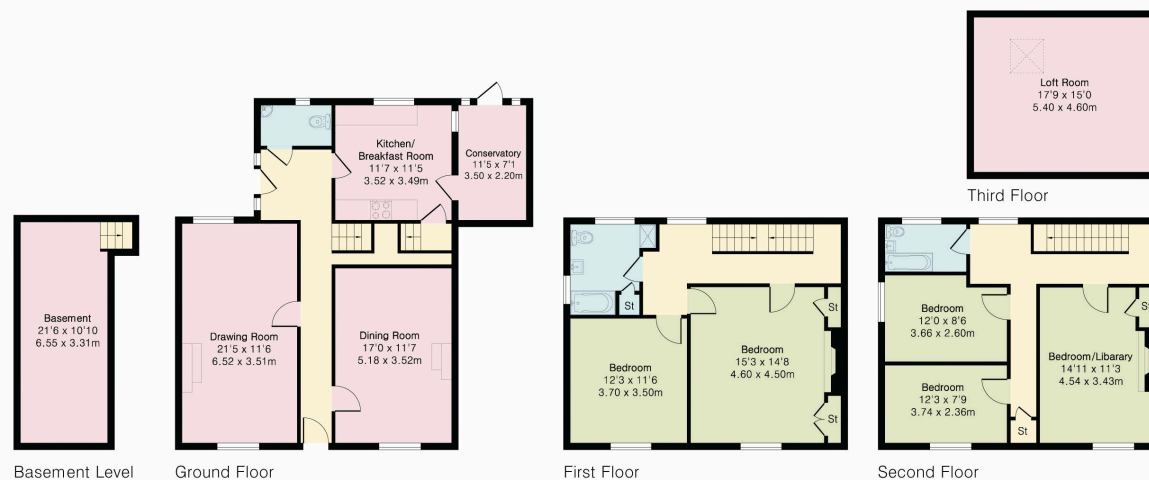
Basement Level Area 188 sq ft – 18 sq m

Ground Floor Area 853 sq ft – 79 sq m

First Floor Area 558 sq ft – 52 sq m

Second Floor Area 558 sq ft – 52 sq m

Third Floor Area 266 sq ft – 25 sq m



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PROPERTY MADE PERSONAL



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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**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

