



8 Wearn Road, Faringdon, Oxfordshire, SN7 7GF

Guide Price: £350,000 - £375,000

richard james

Village & Country Homes



Wearn Road

Faringdon

Freehold | EPC Rating - B



Built in 2014 by Greensquare Homes, this impeccably maintained residence offers versatile living spaces spread across three levels and is positioned within a quiet cul-de-sac of similar properties on the outskirts of town.

The ground floor features a welcoming foyer with a convenient cloakroom and stairs leading to the upper levels. The kitchen/dining area is equipped with stylish shaker-style cabinets, complemented by a splendid Rangemaster cooker and integrated fridge/freezer. Overlooking the rear garden, the living room provides access via French doors.

The first floor hosts a generously sized principal bedroom complete with fitted wardrobes and a spacious, contemporary en-suite shower room. Additionally, there is a secondary lounge with storage on this floor which could easily be used as a bedroom if required.

Ascending to the second floor reveals two more double bedrooms, one of which benefits from an en-suite shower room, alongside the study and family bathroom. This level also offers stunning views towards the Ridgeway.

Outside, the rear garden is fully enclosed and enjoys a southerly aspect, featuring a patio area, artificial grass, and gated access at the rear. Off-road parking is available for one vehicle in front of a single garage located in a separate block.

The historic market town of Faringdon, is located almost equidistant from Swindon and Oxford on the A420 which leads to the A34, M40 and M4. Mainline railway services to London run from Swindon, Oxford City, Oxford Parkway and Didcot Parkway. The town is served by the Stagecoach S6 bus which runs a regular ½ hourly service through much of the day to Swindon, Oxford and a number of villages en-route.

Council Tax Band: E
Vale of White Horse District Council



The town itself has a thriving community and amenities such as the Leisure Centre, Library, Doctors' Surgery. A recent retail development includes Waitrose and Aldi supermarkets in addition to the existing Tesco store. Two state primary schools and a secondary school are within the town with nearby independent Prep schools of Pinewood (Bourton) and St Hugh's (Carswell). Independent Senior schools are located in Abingdon and Oxford.









richard
james
*Virtual
Stager*



richard
james
*Virtual
Stager*



Floorplan

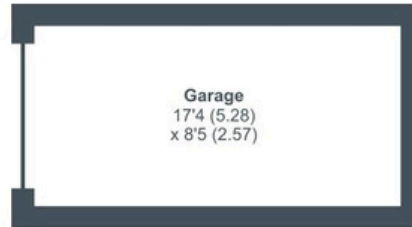
Wearn Road, Faringdon, Oxfordshire, SN7

Approximate Area = 1329 sq ft / 123.4 sq m

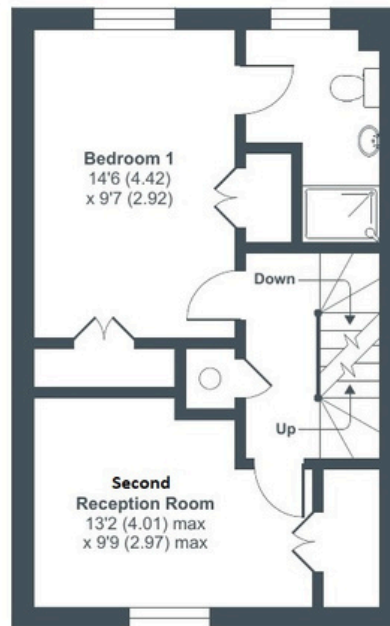
Garage = 147 sq ft / 13.7 sq m

Total = 1476 sq ft / 137.1 sq m

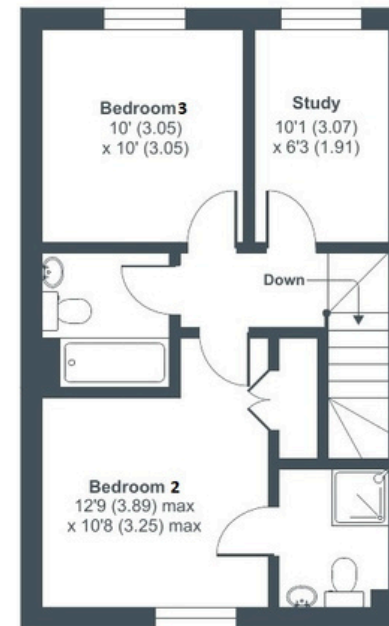
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

01793 765 292

highworth@richardjames.uk

36 High Street | Highworth | SN6 7AQ

richard james

richardjames.uk