



40 Proctor Way, Faringdon

Offers Over **£300,000**

Waymark

40 Proctor Way

Faringdon

A fantastic opportunity to acquire this light and airy, high-spec modern home offering two double bedrooms, situated in a popular and sought after area of Faringdon and offering great access to the Cotswolds. It is conveniently located close to local amenities, supermarkets, schooling, and excellent commuter links via the nearby A420.

The property was built by the reputable builder Bloor Homes, approximately 4 years ago and benefits from around 6 years NHBC warranty.

The accommodation is immaculately presented and comprises of an entrance hall, a useful utility area with a large walk-in pantry (formerly a WC with the original white goods retained) and a modern open-plan kitchen dining room fitting with quartz worktops, a range of contemporary units, and integrated appliances. French doors open directly onto the rear garden, creating a bright and sociable space ideal for everyday living and entertaining. There is also a comfortable sitting room with a large window that allows for plenty of light along with useful understairs storage.

To the first floor, the landing provides access to a modern and well-finished family bathroom, and two well-proportioned double bedrooms. The principal bedroom benefits from a stylish ensuite shower room.

Externally, to the front there is a driveway providing off-road parking for two vehicles side by side, with EV charger (subject to additional negotiation). The rear garden enjoys a private and sunny aspect and has been thoughtfully landscaped. It is complete with well stocked flower beds, a wildlife pond and generous patio – Ideal for outdoor dining and entertaining.

The property is freehold and connected to mains gas, electricity, water and drainage utilities with central gas heating.

Early viewing is highly recommended to fully appreciate this superb home.

- Semi-Detached Home
- Two Double Bedrooms
- Master Bedroom With Modern Ensuite and Built-In Storage
- Two Reception Rooms
- Two Modern Bathrooms





40 Proctor Way

Faringdon

The historic market town of Faringdon, which dates back to the 12th Century, is located almost equidistant of 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 and Oxford and the villages en-route. The town itself has a thriving community and amenities such as the leisure centre, library, independent traders, doctors' surgery, two primary schools, and a secondary school. In 2004, Faringdon became the first Fairtrade town in the South East of England. A recent retail development includes a Waitrose and an Aldi supermarket, with further retail planned, in addition to the existing Tesco store. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Semi-Detached Home
- Two Double Bedrooms
- Master Bedroom With Modern Ensuite and Built-In Storage
- Two Reception Rooms
- Two Modern Bathrooms
- Landscaped Rear Garden
- Driveway Parking For Two Cars
- Popular And Sought After Location
- Walking Distance To All Amenities And Town

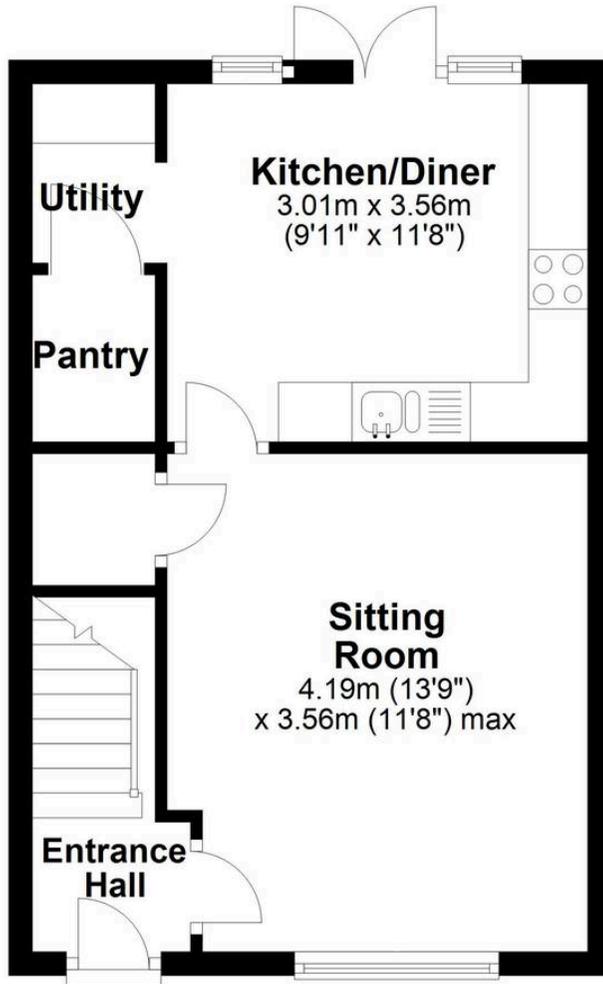






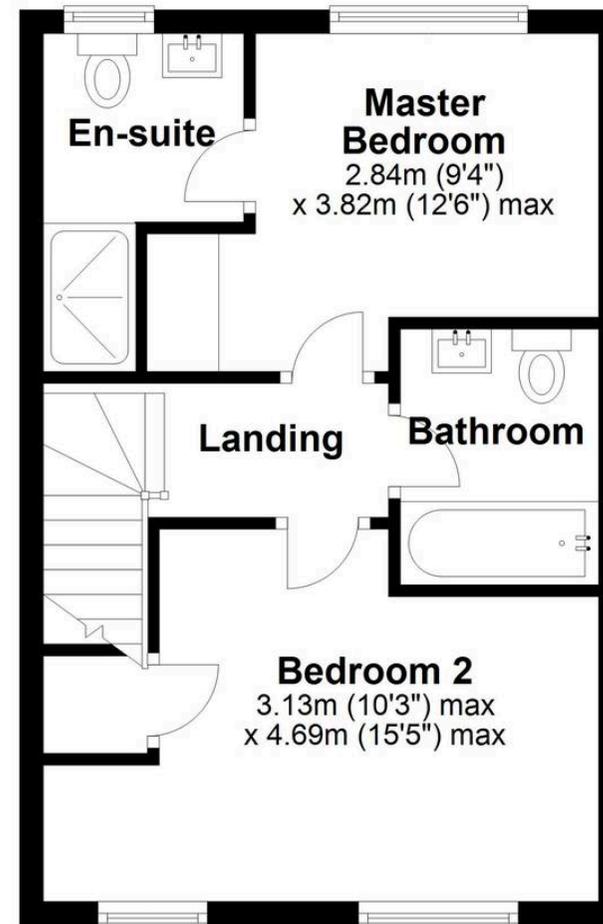
Ground Floor

Approx. 34.3 sq. metres (369.0 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.0 sq. feet)



Total area: approx. 68.6 sq. metres (738.0 sq. feet)

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Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan - This plan is for illustrative purposes only.