



Gravel Walk, Faringdon SN7 7JN

A simply gorgeous cottage with a delightful large garden!

£190,000

The Property

This gorgeous, cosy cottage, which has been thoughtfully updated and improved, also enjoys a tucked away location in Faringdon, close to the centre of town but with views over adjoining countryside.

On entering the property, the living room has a fireplace with gas fire. The kitchen, which was refitted in April 2015, is beautifully presented and centrally located within the property. There is also an additional utility room and ground floor cloakroom. On the first floor there is a double bedroom and a really good-sized refitted shower room.

Outside, to the front of the property, there is a good-sized garden which has been landscaped, which also offers a shed and a summer house with power connected.

The property lies in a conservation area.

Directions

From Faringdon Market Place, proceed on foot up Marlborough Street, turning right at the roundabout into Gravel Walk. Just before the next roundabout there is a driveway leading to the Faringdon Bowls Club, next to the drive there is a path on the left. The property can be found at the end of the path, the first white house on the left.

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 Ferndale House Preparatory School and The Old Station Nursery, a doctor's surgery and a Family Centre. Buses travel from the town to private schools at Abingdon.

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. The town is served by the Stagecoach 66 bus which runs a half-hourly service through much of the day from Swindon to Oxford and back. The town is also ideally positioned for the A420, leading to the A34, M40 and M4 and mainline railway services from Swindon, Oxford and Didcot Parkway.

Viewings

Strictly by appointment only – appointments to view should be made through our Faringdon Office – 01367 240356.

Local Authority

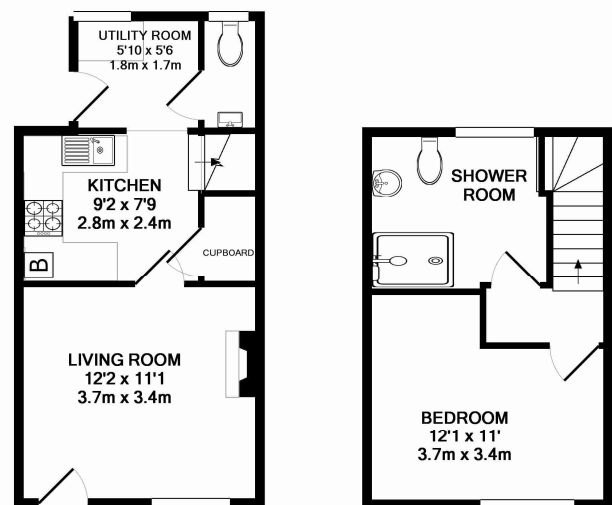
Vale of the White Horse District Council

Services and Tenure

We believe the property is served by mains electricity, gas, water and drainage. The gas boiler was refitted in 2015. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

EPC RATING: C

Ref: FAR/4165/MDM/201115



GROUND FLOOR
APPROX. FLOOR
AREA 282 SQ.FT.
(26.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 228 SQ.FT.
(21.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 510 SQ.FT. (47.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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