



6 Highworth Road  
Faringdon, Oxfordshire SN7 7EE

Perry Bishop  
and Chambers

the agent who keeps you informed

# 6 Highworth Road

## Faringdon, Oxfordshire SN7 7EE

Offers in excess of £450,000

### The Property

A mature detached chalet-style bungalow, situated in a prime residential area which is non-estate and benefits from a much larger than average garden.

The accommodation on the ground floor comprises a spacious sitting room with French doors to the rear garden and a fireplace (not currently in use). There are two rooms located to the front of the property, both of which could be used as bedrooms and both have fitted wardrobes. A modern bathroom is located nearby and there is a second shower room located to the rear of the ground floor. The kitchen was renewed earlier this year and includes an integral electric oven and gas hob and lies partly open plan to a lovely light dining room, which enjoys dual aspect windows. Beyond this is a utility room and a shower/cloakroom.

On the first floor are two bedrooms, both with fitted storage.

Outside, to the front of the property, is a gravelled driveway providing off road parking for several vehicles. A gate leads through to additional parking to the side of the property and leads to a block-built single garage, which has power and light connected and a very useful workshop to the rear. The rear garden is a particular feature, having been attractively landscaped and comprises a long lawned area with very well stocked and mature borders, planted with a large variety of perennials, shrubs and trees. This leads to a vegetable garden, a concealed greenhouse and a garden shed with compost bin.

The property is believed to have all mains services connected and benefits from UPVC replacement double glazing throughout, which includes fascias and soffits.

### 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, 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.

### Directions

From the Market Place proceed through Cornmarket into Marlborough Street and go over the mini roundabout into Coxwell Street/Coxwell Road. At the top of the road turn right into Highworth Road and the property can be found on the right hand side identified by the For Sale Board.

### Viewings

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

### Local Authority

Vale of White Horse District Council

### Services and Tenure

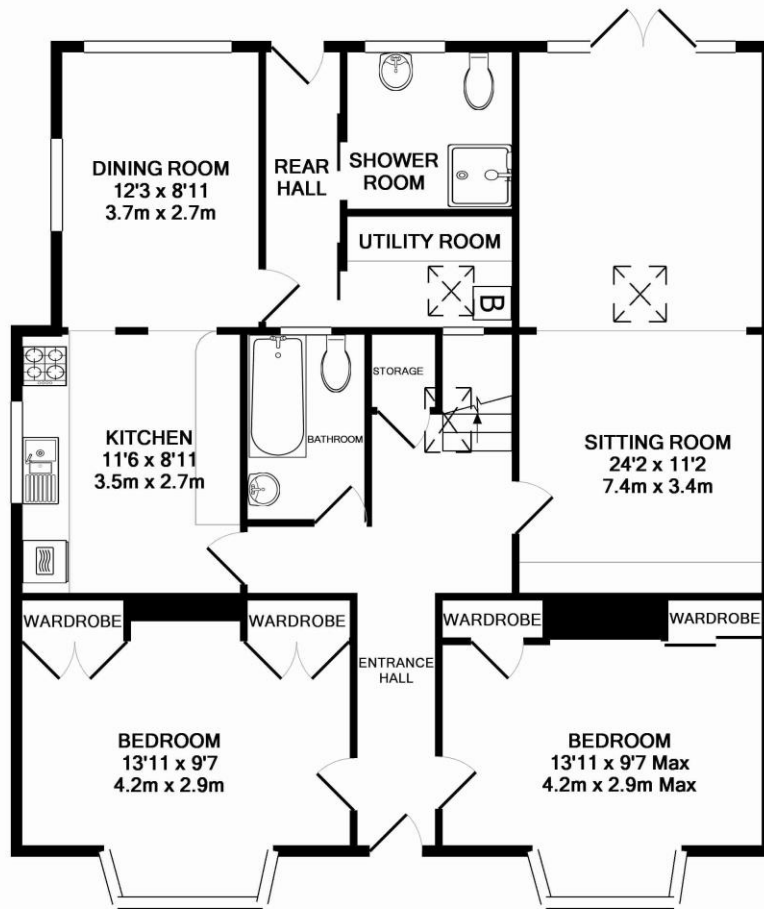
We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

### EPC RATING: D

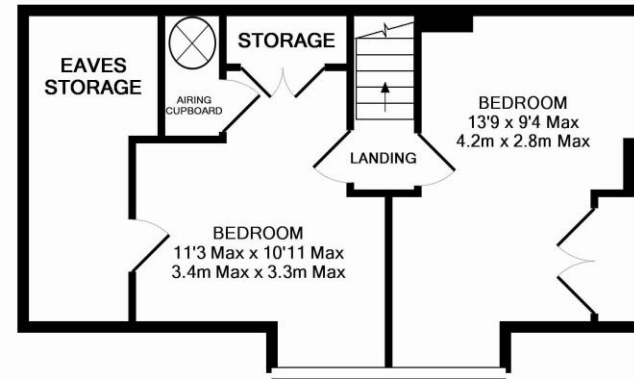
Ref: FAR/4320/MDM/280916







GROUND FLOOR  
APPROX. FLOOR  
AREA 1095 SQ.FT.  
(101.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 374 SQ.FT.  
(34.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1469 SQ.FT. (136.5 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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