



45 Fernham Road
Faringdon, Oxfordshire, SN7 7LB

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A five bedroom extended and modernised detached property with spacious and versatile family living accommodation in a sought after location and close to local amenities. The property comprises entrance hall, two double ground floor bedrooms to the front, spacious kitchen/diner with a range of base and eye level units, integrated oven, hob, extractor and dishwasher, good size utility with external door, family bathroom with shower over the bath, very large living room with separate dining area, conservatory and stairs to the first floor. To the first floor the master bedroom has built in wardrobes and an en-suite with shower and basin, two further double bedrooms with a further family bathroom with bath and separate shower. The gated driveway is block paved and provides parking for numerous vehicles. To the rear there are two seating areas, borders with mature shrubs, lawn and a screened area with greenhouse and vegetable plot. Faringdon is a historic market town in the Vale of White Horse, 18 miles (29 km) southwest of Oxford, 10 miles (16 km) northwest of Wantage, 34 miles (55 km) northwest of Reading and 12 miles (19 km) east-northeast of Swindon. It is a large parish, its lowest parts extending to the River Thames in the north and its highest ground reaching the Ridgeway in the south.





- Detached Property
- Five Double Bedrooms
- Three Bathrooms
- Kitchen/Diner
- Sitting Room
- Dining
- Conservatory
- Enclosed Rear Garden
- Driveway Parking for Multiple Vehicles
- End of Chain

- Council Tax Band:F
- Tenure: Freehold

Approximate Gross Internal Area
 Ground Floor = 136.2 sq m / 1,466 sq ft
 First Floor = 95.4 sq m / 1,027 sq ft
 Garage = 8.9 sq m / 96 sq ft
 Total = 240.5 sq m / 2,589 sq ft

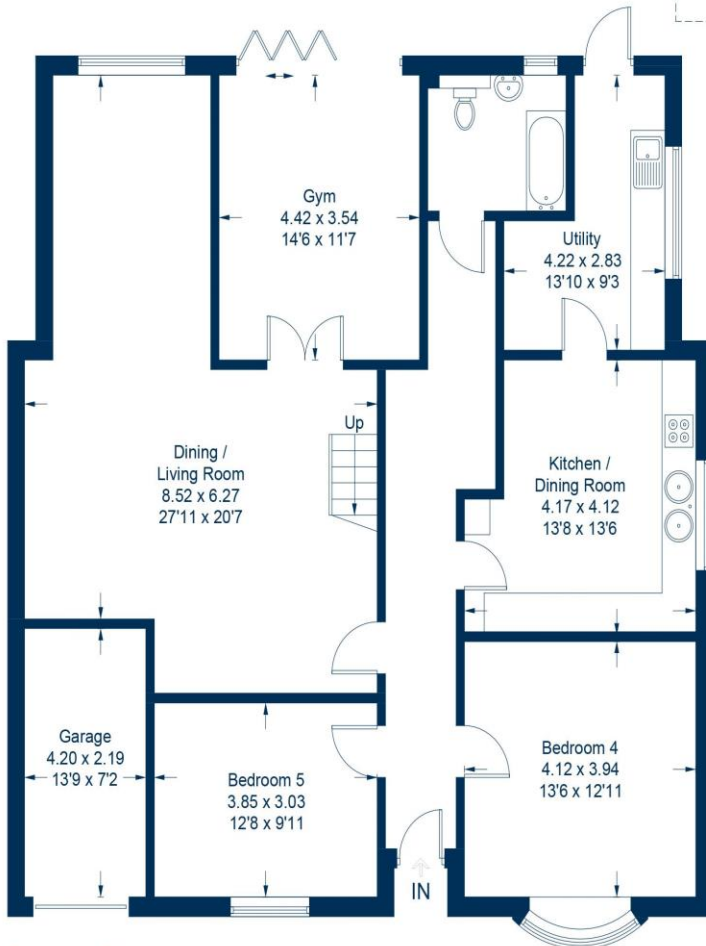


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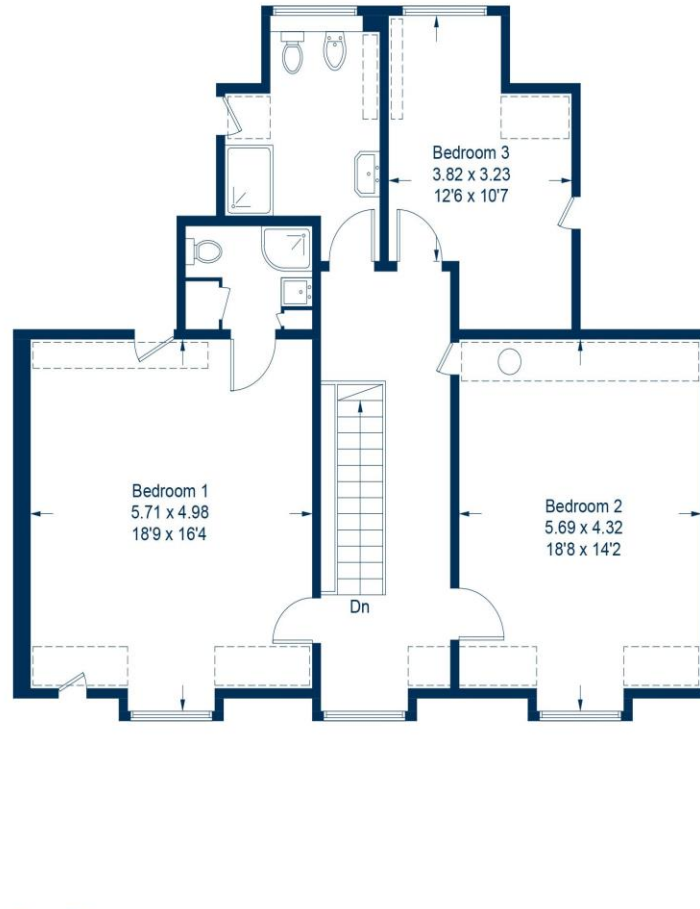
SALES LETTINGS

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= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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