

GREEN &
co

£1,000,000



Tollington House 28 Fernham Road
Faringdon Oxfordshire SN7 7LB



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Description

Tollington House stands proudly on a generous plot of nearly one-third of an acre, on land originally leased from Queen Elizabeth I in her 30th year (c. 1563). This stunning period home seamlessly blends historical charm with modernity, having been thoughtfully enhanced by the current owners. Offering over 3,000 square feet of versatile living space, the property features a beautifully refitted kitchen/family/dining room, designed to a high specification, alongside a formal sitting room with an adjoining study, a spacious dining room, a boot room, a cloakroom, and a utility room. Not forgetting the cellar beneath. This wonderful family home's sense of grandeur is evident in the large, high-ceilinged rooms, continuing to the first floor where you'll find an expansive master bedroom with a dressing room and a luxurious ensuite bathroom. There are four further double bedrooms, along with a spacious family bathroom. Outside, the property boasts a formal lawn, a gravelled driveway with ample parking, wonderful walled courtyard and a detached double garage with a workshop at the rear, all adding to the allure of this exceptional residence.

Location

Often described as the gateway to the Cotswolds, Faringdon is an historic Market Town set in beautiful countryside. It has many local places of interest to visit and is well situated for easy access to the M4, M40, A34, Oxford, Cirencester, The Cotswolds, The Thames, Abingdon, and Witney. There is a varied range of accommodation and many restaurants and pubs for good food. Faringdon Community College is one of the top-performing secondary schools in the UK with an Ofsted rating of "Good" in 2024. The town's Leisure Centre boasts an indoor swimming pool, sauna, Jacuzzi, gym, squash courts, and fitness classes.





Ofcom

For broadband speeds and mobile coverage please visit <https://www.ofcom.org.uk/>, if Rightmove have deleted this link then please click on our attached PDF brochure and click on the link there. If the subject property is a new build then please refer to the developer's specification.

EER

D.

Council Tax Band

G.

what3words

w3w.co/funded.butlers.punch.

Tenure

Other.

Heating Type

Gas-fired central heating to radiators.

Utilities

All mains services connected.



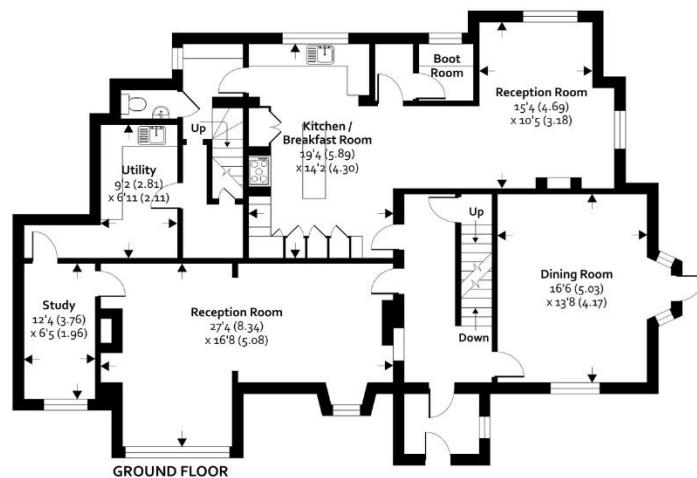
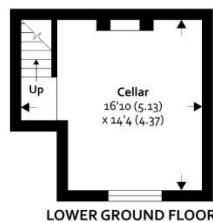
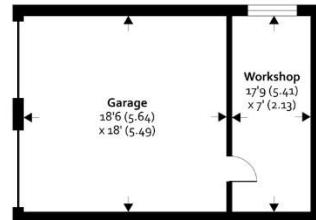




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Approximate Area = 3342 sq ft / 310.4 sq m
 Garage = 466 sq ft / 43.3 sq m
 Total = 3808 sq ft / 353.7 sq m
 For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichicom 2024.
 Produced for Green & Co. REF: 1189139



Other Material Information

The property is indemnity insured. The property is freehold with a section that was granted a 2000 year lease in 1563. However, the owner of the lease is unknown and therefore legally classified as an absent landlord. The current owners have an insurance to the value of £1.5m.



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CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

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