

Ridge House, Canada Lane Faringdon, Oxfordshire SN7 8AP



Brand new luxury and spacious home | Five double bedrooms, two with en suites
Superb fitted kitchen/dining/garden room | Modern contemporary design
Overlooking National Trust farmland

£795,000

Ridge House, Canada Lane

Faringdon, Oxfordshire SN7 8AP



5 Bedrooms



3 Bathrooms



3 Receptions

A stunning and contemporary family home located on the very outskirts of the town, overlooking National Trust farmland. Built to a modern design, the property offers 2,250 sq ft of accommodation arranged over two floors.

The ground floor accommodation includes a spacious entrance hall with cloakroom and utility, a sitting room with fireplace and wood burning stove, a separate family room and, to the rear of the property, a superb modern family kitchen/dining/garden room with two sets of bi-fold doors to the rear garden.

On the first floor is a master bedroom with en suite shower room, a guest bedroom with en suite facilities, three further double bedrooms and a family bathroom. Three of the bedrooms are situated to the rear, with spectacular views.

Outside, the property is complemented by driveway parking and a detached double garage, offering a further 350 sq ft. The garden has been seeded and there is a paved seating area.

Specification

- Soffits, fascias and guttering are aluminium
- Oak staircase with glass balustrades
- Oak-faced internal doors
- Flooring to other areas by negotiation
- Quartz stone kitchen worktops
- Integrated kitchen appliances including gas hob, double oven, microwave, full height fridge, full height freezer, dishwasher
- Electric garage doors
- Dual zone central heating system with exterior temperature compensation
- Buildzone 10 year structural warranty

Please note that some of the internal pictures have been taken from the property next door so may depict a slightly different aspect.

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, doctors' and dentists' surgeries 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 frequent service 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 Faringdon Market Place, proceed through Cornmarket into Marlborough Street. At the roundabout, turn right into Gravel Walk and left into Lechlade Road at the next roundabout. Turn left into Canada Lane and, where the road bends to the left, continue straight ahead into the lane where the property can be found on the right hand side.

Services & Tenure

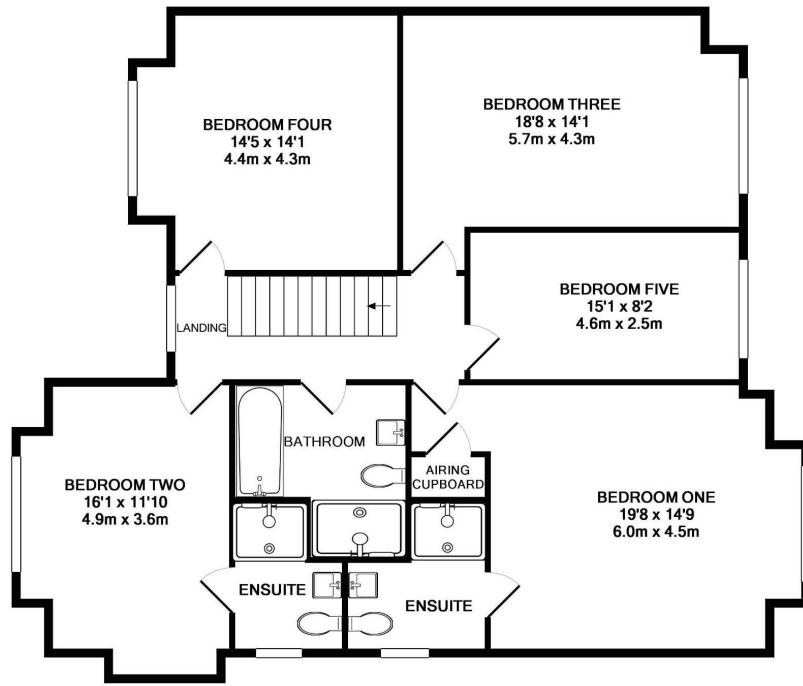
We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

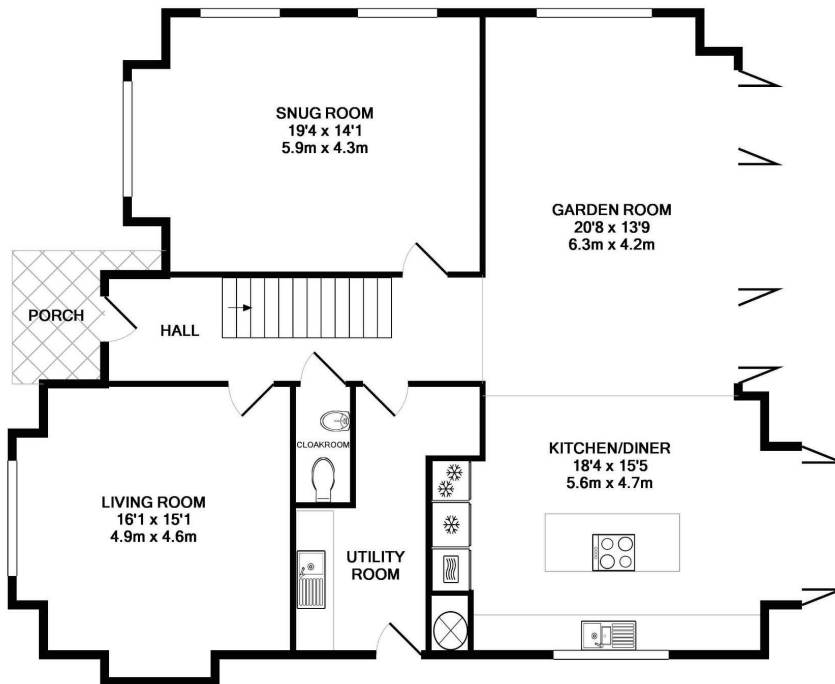
Vale of White Horse District Council

Ref: FAR/4336/HM/KF/280617





1ST FLOOR
APPROX. FLOOR
AREA 1273 SQ.FT.
(118.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1293 SQ.FT.
(120.2 SQ.M.)

1 CANADA LANE, FARINGDON
TOTAL APPROX. FLOOR AREA 2567 SQ.FT. (238.4 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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