



# 1 Oriel Cottages Park Road, Faringdon

Guide Price £300,000

Waymark

# 1 Oriel Cottages Park Road

Faringdon, Faringdon

Set within the charming market town of Faringdon, this attractive three-bedroom semi-detached cottage presents a rare and exciting opportunity for buyers seeking a property with genuine scope to modernise and create a bespoke home.

Ideally positioned within walking distance of local amenities and offering excellent commuter links via the nearby A420, the property combines convenience with the character and appeal of a well-established residential setting.

The accommodation is arranged over two floors and offers well-proportioned living space throughout. On the ground floor, an entrance porch leads into the sitting room with potential for a feature fireplace, a separate dining room, kitchen, utility room, and a downstairs bathroom. And on the first floor, a central landing gives access to three bedrooms, each offering flexibility for family living, guest accommodation, or home working.

Externally, the property benefits from a gated driveway which provides ample off-street parking and leads to a garage/car port structure, offering further potential for improvement or redevelopment (subject to necessary permissions). The property enjoys both front and rear gardens, predominantly laid to lawn and complemented by mature trees and established shrubs, creating a private and peaceful outdoor environment. A useful brick-built store is also situated within the rear garden.

The property is freehold and connected to mains water and electricity. Heating is currently provided via electric storage heaters, and drainage is via a shared septic tank.

Requiring renovation throughout, this property offers significant potential for enhancement, making it an ideal purchase for buyers looking to create a home tailored to their own tastes and requirements.

Early viewing is highly recommended to fully appreciate the opportunity on offer.





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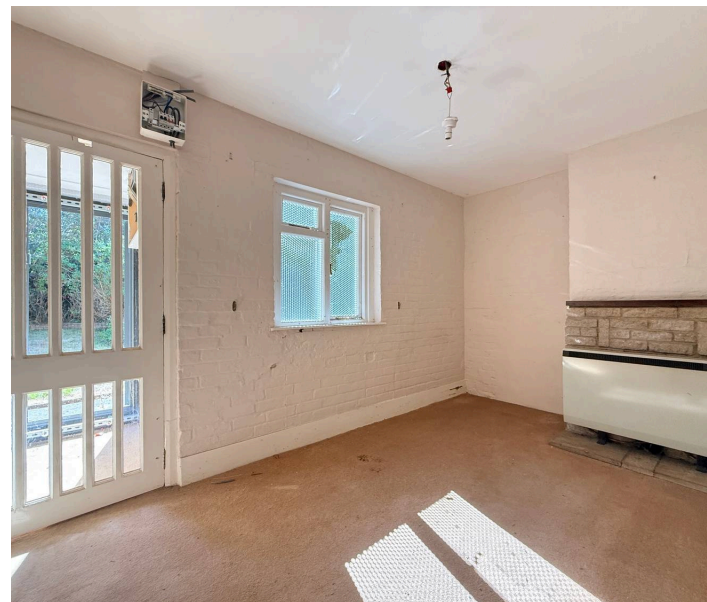
Faringdon, Faringdon

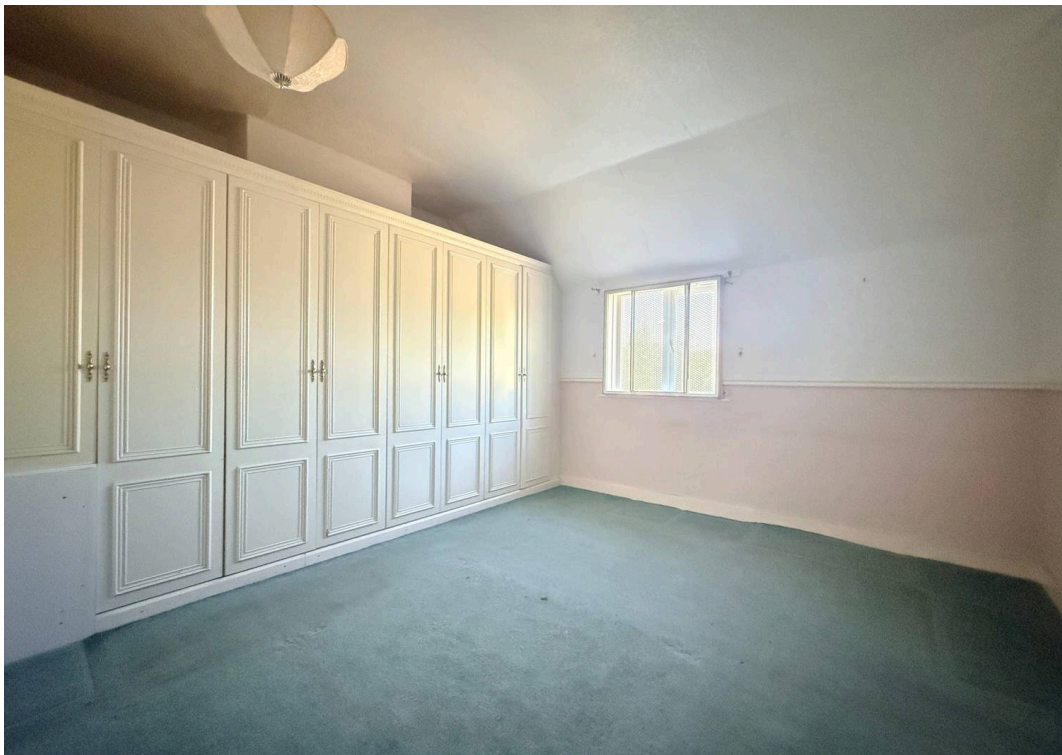
The historic market town of Faringdon, which dates back to the 12th Century, is located almost equidistant of Swindon and Oxford on the A420 which leads to the A34, M40 and M4. Mainline railway services to London run from Swindon, Oxford City, Oxford Parkway and Didcot Parkway. The town is served by the Stagecoach S6 bus which runs a regular ½ hourly service through much of the day to Swindon and Oxford and the villages en-route. The town itself has a thriving community and amenities such as the leisure centre, library, independent traders, doctors' surgery, two primary schools, and a secondary school. In 2004, Faringdon became the first Fairtrade town in the South East of England. A recent retail development includes a Waitrose and an Aldi supermarket, with further retail planned, in addition to the existing Tesco store.

Council Tax band: D

Tenure: Freehold

- Semi-Detached Cottage
- Potential To Modernise And Improve
- Three Bedrooms
- Two Reception Rooms
- Utility And Downstairs Bathroom
- Gated Driveway
- Dilapidated Garage/Car Port
- Front And Rear Gardens
- Close To Amenities

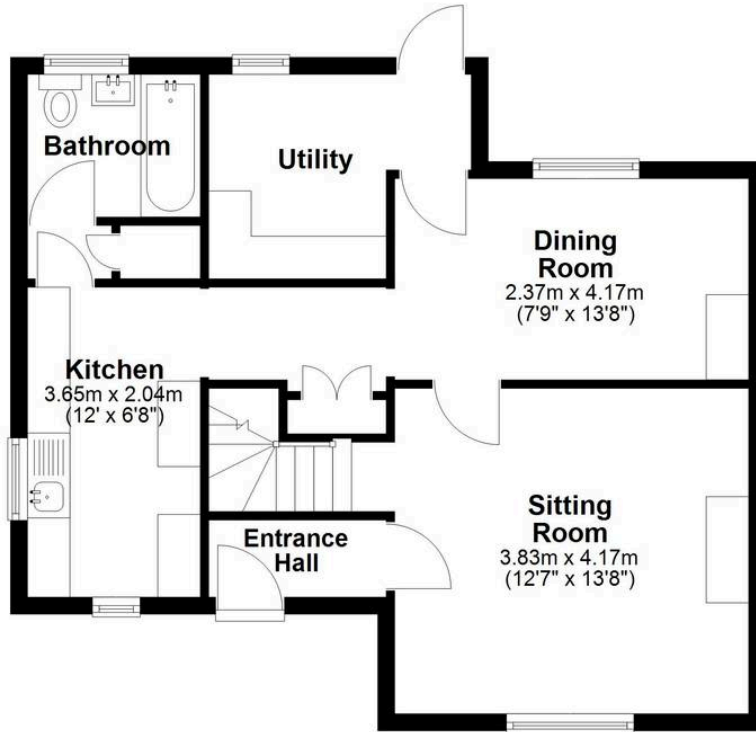






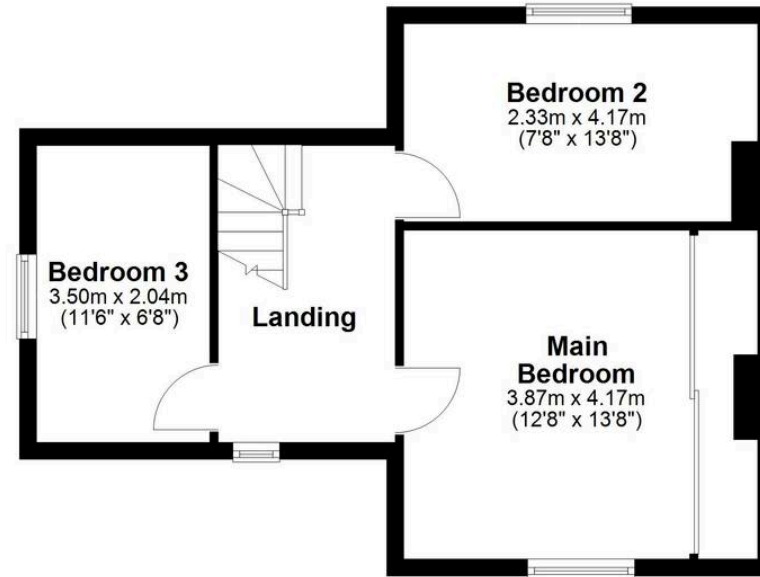
### Ground Floor

Approx. 54.0 sq. metres (581.6 sq. feet)



### First Floor

Approx. 41.4 sq. metres (445.7 sq. feet)



Total area: approx. 95.4 sq. metres (1027.3 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.  
Plan produced using PlanUp.

## Waymark Property Limited

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