

8 Cobden Green, Faringdon

In Excess of £400,000

Waymark

8 Cobden Green

Faringdon

A fantastic opportunity to purchase this modern and expansive three-bedroom semi-detached contemporary home. Situated in a sought-after no-through road location, the property is within walking distance of local amenities including schooling, shops, the Market Place, and recreational green spaces. Further benefits include two spacious reception rooms, two bathrooms, driveway parking, garage, and a private balcony.

Built approximately two years ago by the highly regarded Bewley Homes, the property was finished to a high specification and benefits from approximately eight years remaining on the NHBC warranty.

The accommodation comprises an entrance hall with useful understairs storage, downstairs W/C, spacious sitting room, and an impressive kitchen/dining room with integrated appliances and patio doors opening onto the rear garden. Upstairs, the landing, which also benefits from additional storage, provides access to three double bedrooms. The principal bedroom enjoys an en-suite shower room and a private south-facing balcony overlooking the green space to the front.

Outside, to the front of the property there is a small garden and driveway parking which leads up to the garage and provides off-street parking and storage options. There is also an attractive outlook over green space and park. To the rear the garden is private and mainly laid to lawn along with a small paved patio. There is also direct access to the rear of the garage.

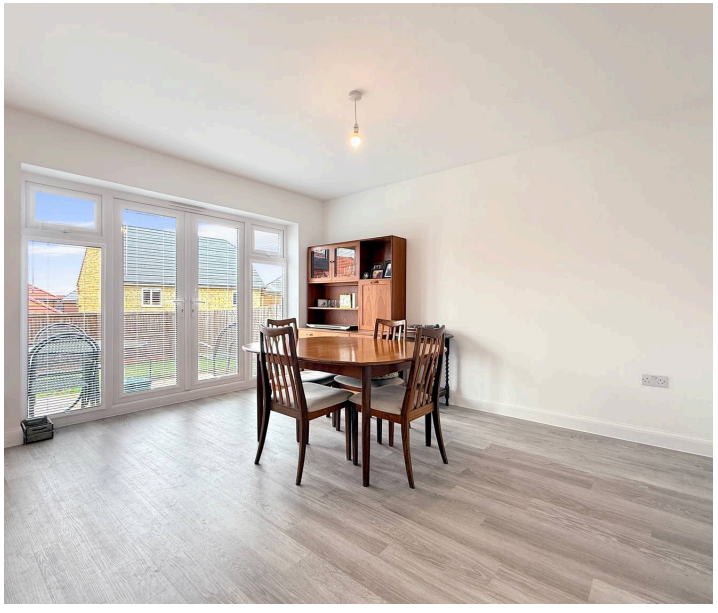
The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating and modern upvc double glazing. The property is energy efficient and benefits from an EPC rating B. There is an annual service charge on this site of circa £200.

Viewing is highly recommended to fully appreciate the space, specification, and superb position of this stunning home.









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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: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Contemporary Family Home
- Three Light And Airy Double Bedrooms
- Master Bedroom With En-Suite And Balcony
- Two Large Reception Rooms
- Two Modern Bathrooms And A WC
- Driveway Parking And Garage
- Quiet Cul-De-Sac Position With View Over Green To The Front
- Popular And Sought After Location
- Walking Distance To Amenities Such As Shops And Schooling

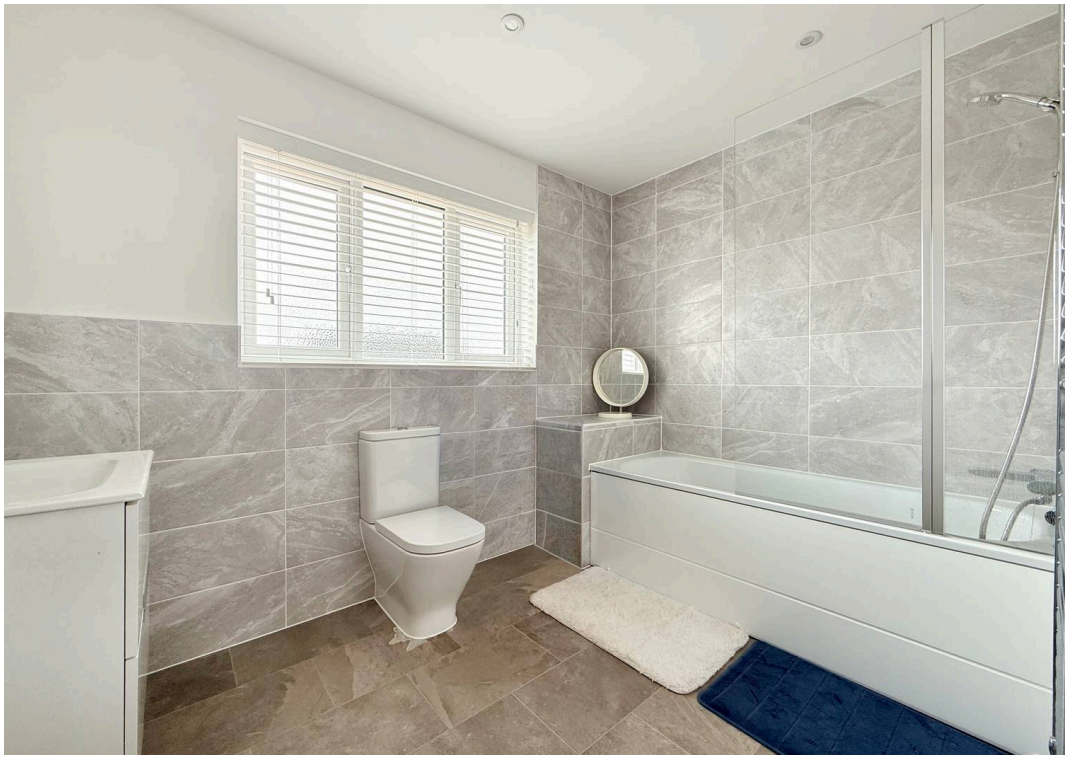






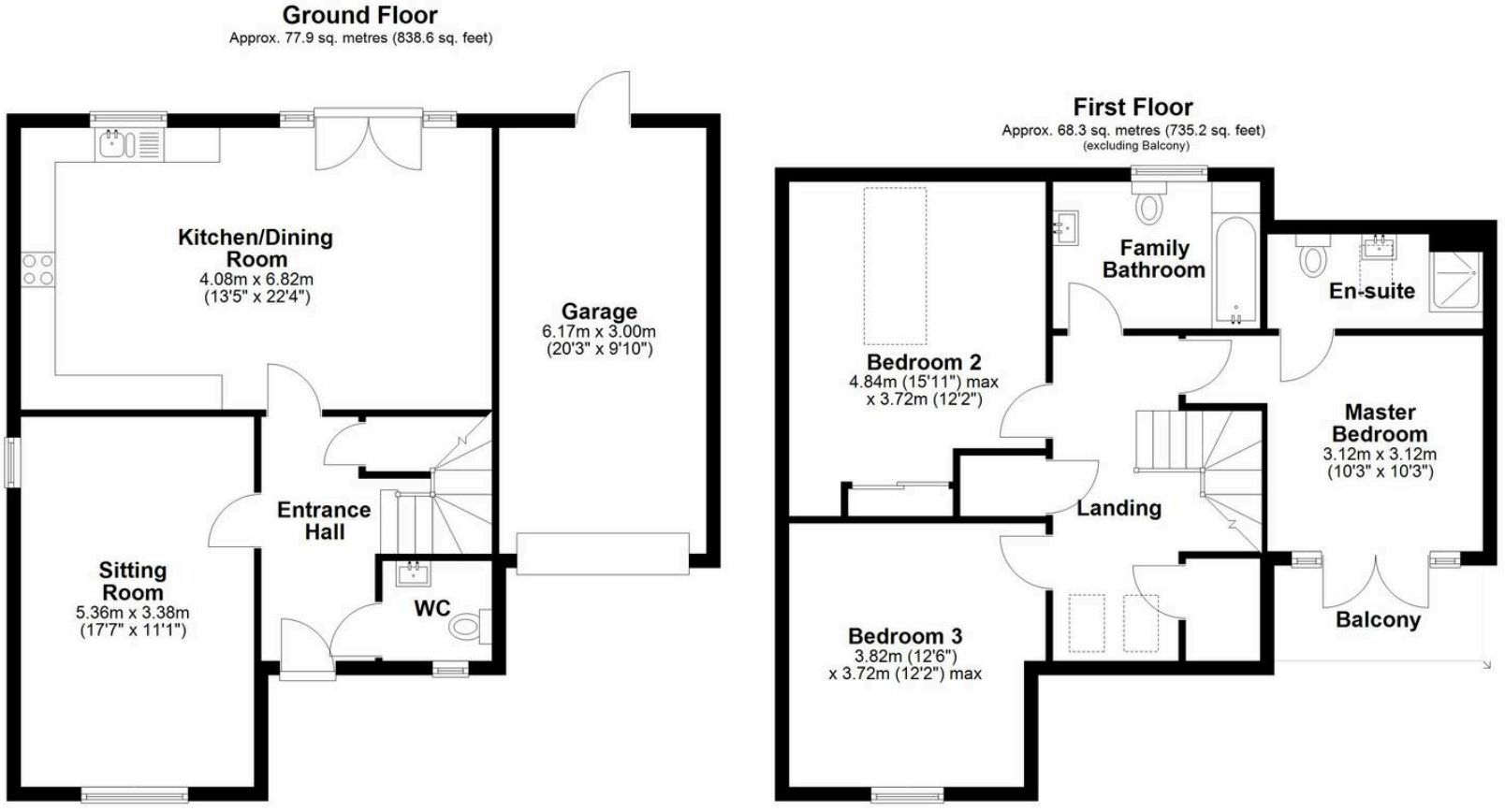












Total area: approx. 146.2 sq. metres (1573.8 sq. feet)

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