



3 Rawdon Way, Faringdon

In Excess of £475,000

Waymark

3 Rawdon Way

Faringdon

A fantastic opportunity to purchase this beautiful four double bedroom family home, situated in a quiet and private position. The property is conveniently located within walking distance of a range of local amenities, including supermarkets, local schooling, a doctors' surgery and bus stops, while also being close to open countryside and scenic walking routes, making this an excellent location for family living. Further benefits include four double bedrooms, two modern bathrooms, three reception areas, front and rear gardens, driveway parking and a garage.

The property is immaculately presented throughout and offers spacious and versatile accommodation. The ground floor comprises a welcoming entrance hall, downstairs WC, impressive kitchen, spacious sitting room with gas fireplace, office area and separate family room with access to garden.

To the first floor, the landing provides access to a useful airing cupboard, modern family bathroom and four well-proportioned, light and airy double bedrooms. The principal bedroom is particularly spacious and benefits from large fitted wardrobes and a modern en-suite shower room. The property also benefits from a boarded and lit loft space, providing excellent additional storage.

Externally, the property benefits from a good-sized frontage with two separate driveways providing ample off-street parking, together with access to the garage and a lawned area. To the rear is a private and enclosed walled garden which has been thoughtfully landscaped. The garden is mainly laid to lawn and complemented by paved patio areas which make the most of the sunshine throughout the day, providing excellent spaces for outdoor dining and entertaining. Further benefits include outside lighting, power points and an external water tap.

The property is offered freehold and is connected to mains gas, electricity, water and drainage. Further benefits include mains gas central heating and UPVC double glazing throughout.

An internal viewing is highly recommended to fully appreciate the spacious accommodation, excellent outdoor space and private position this impressive family home has to offer.





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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.

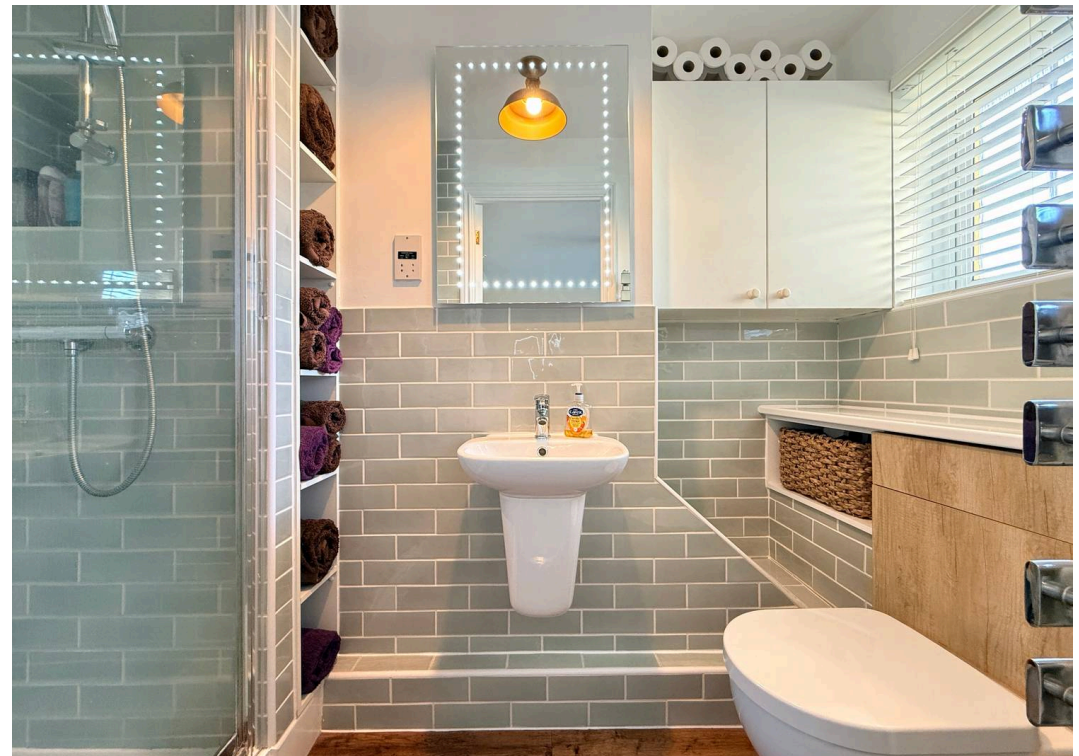
Council Tax band: E

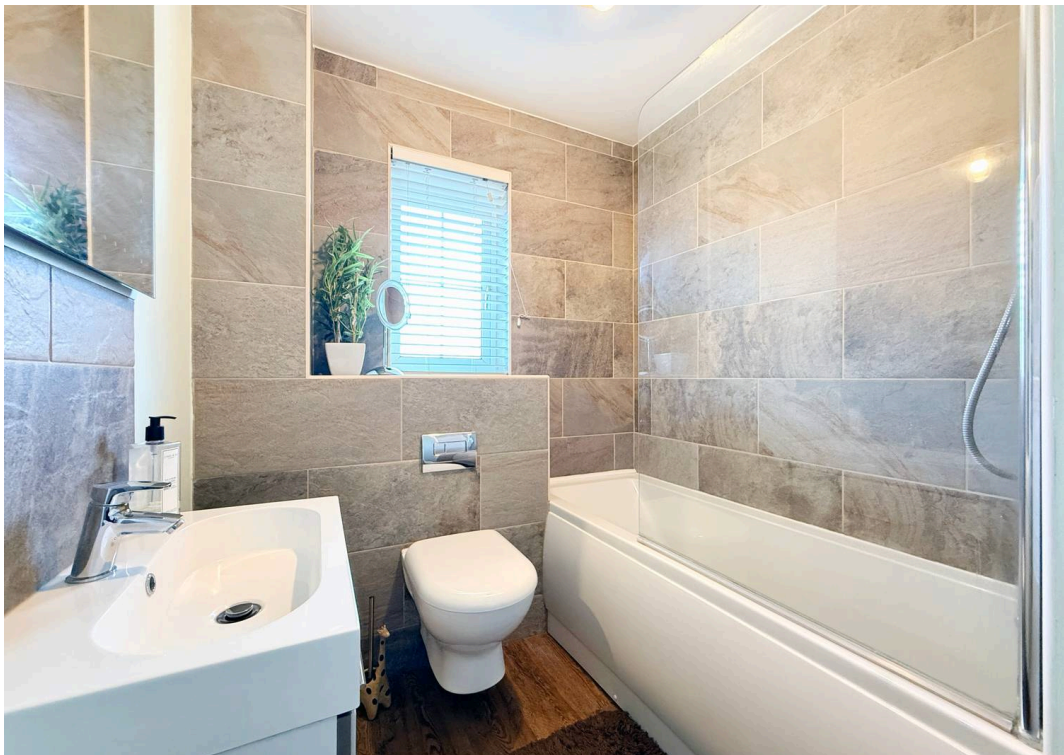
Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Family Home
- Four Light And Airy Double Bedrooms
- Large Master Bedroom With Both Fitted Wardrobes And Modern En-Suite
- Three Reception Rooms
- Two Modern Bathrooms
- Beautiful Fitted Kitchen With Door Out To Garden
- Landscaped Walled Rear Garden
- Driveway And Frontage Leading To Garage

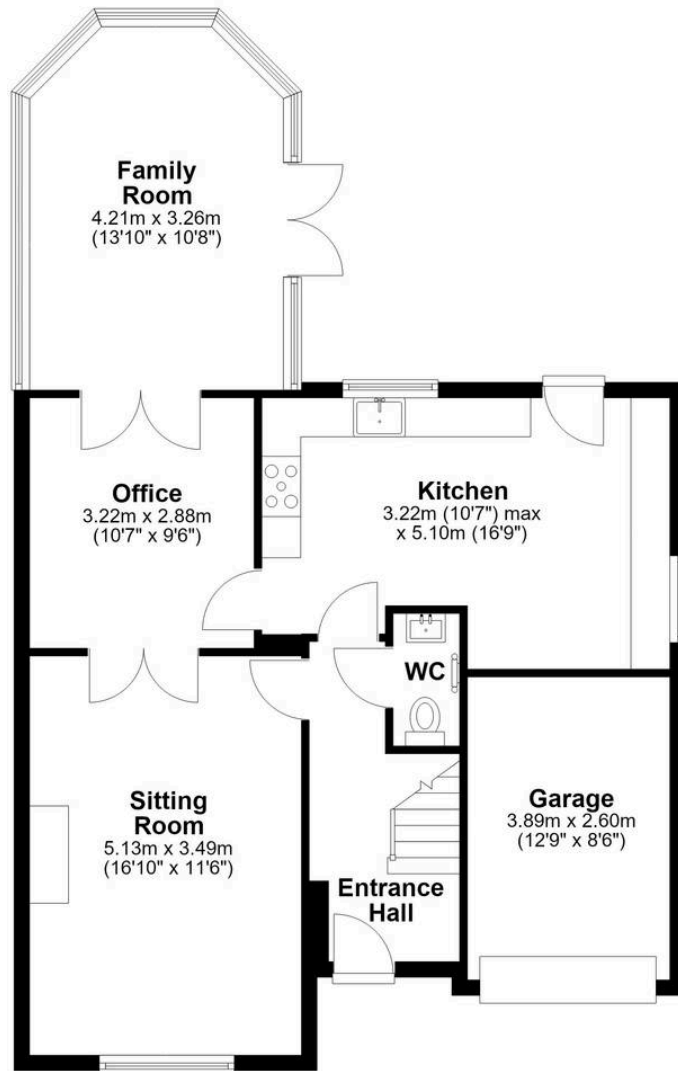






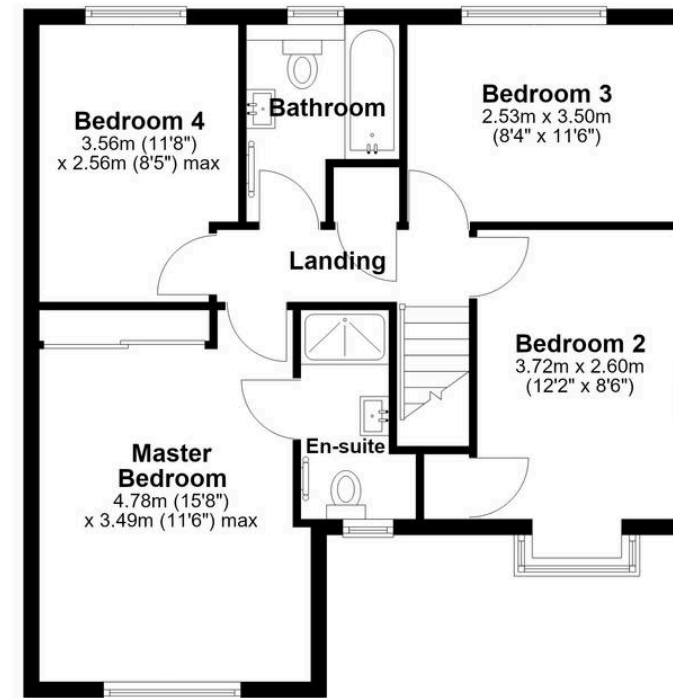
Ground Floor

Approx. 78.6 sq. metres (845.6 sq. feet)



First Floor

Approx. 59.9 sq. metres (644.2 sq. feet)



Total area: approx. 138.4 sq. metres (1489.9 sq. feet)

Waymark Property Limited

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Important Notice: These particulars are for guidance only and do not form part of any offer or contract. Whilst every effort has been made to ensure accuracy, descriptions are subjective and should not be relied upon as statements of fact. The floorplan is illustrative only, measurements are approximate, and no responsibility is accepted for errors or omissions.