



39 Yates Meadow, Faringdon

In Excess of £600,000

Waymark

39 Yates Meadow

Faringdon

A fantastic opportunity to purchase this immaculate four double bedroom family home, occupying a sought-after position within Faringdon. The property offers generous and versatile accommodation, including two spacious reception rooms, a home office, two modern bathrooms, and a double garage. Ideally located within walking distance of local amenities and the town centre, the home also enjoys far-reaching views over Faringdon and the surrounding countryside. The accommodation comprises a welcoming entrance hall, home office, bright sitting room featuring a contemporary bay window, and a spacious kitchen/dining/family room fitted with modern appliances and patio doors opening onto the garden. A utility room and cloakroom complete the ground floor. Upstairs, an open landing with useful storage leads to four double bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, while the second and third bedrooms also feature fitted wardrobes. A stylish family bathroom includes both a separate bath and walk-in shower. The front bedrooms — including the principal and second — enjoy stunning elevated views over Faringdon and the countryside beyond.

The property is located on a no through road and externally boasts a south-facing landscaped rear garden, mainly laid to lawn and complemented by attractive planters and a pergola — ideal for outdoor entertaining. To the side, a generous driveway provides parking for up to four vehicles and benefits from an installed electric vehicle charging point, leading to the double garage, which is equipped with power and lighting.

The property is freehold and connected to mains gas, electricity, water and drainage, with gas-fired central heating.

- Detached Family Home
- Four Double Bedrooms
- Master Bedroom Complete With Fitted Wardrobe and Ensuite
- Two Modern Bathrooms
- Landscaped South Facing Rear Garden
- Double Driveway Leading to Double Garage
- Extensive Views Over Faringdon and Surrounding
- Situated On A No Through Road





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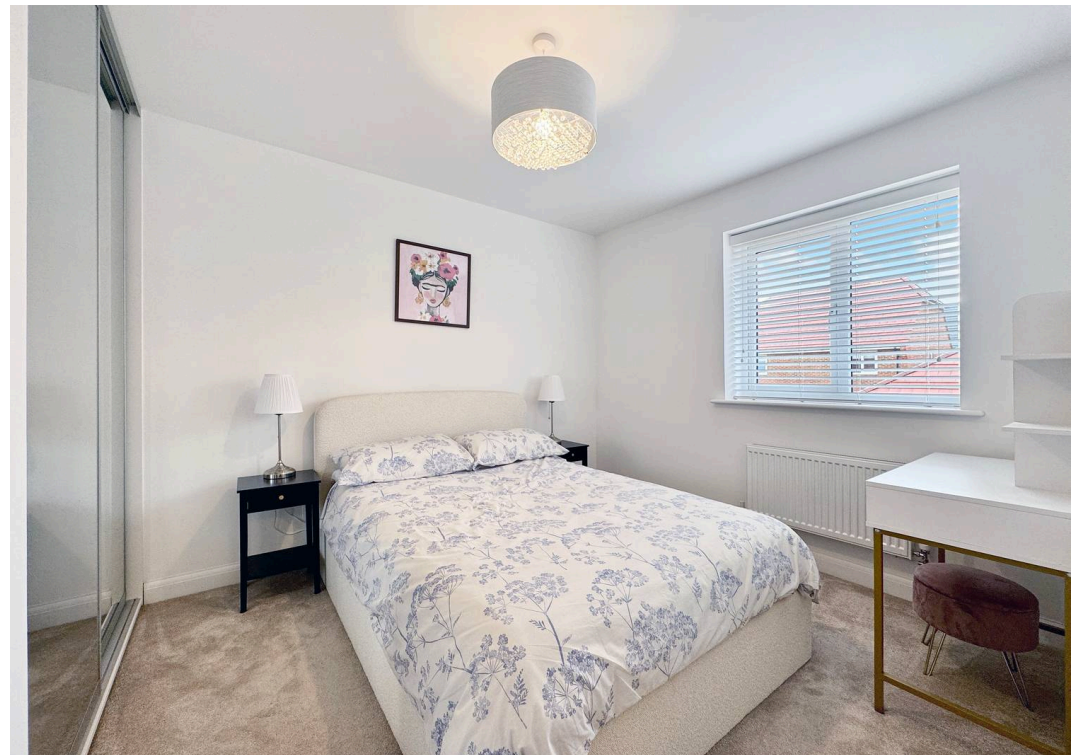
The historic market town of Faringdon, which dates back to the 12th Century, is located almost equidistant of Swindon and Oxford on the A420 which leads to the A34, M40 and M4. Mainline railway services to London run from Swindon, Oxford City, Oxford Parkway and Didcot Parkway. The town is served by 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: F

Tenure: Freehold

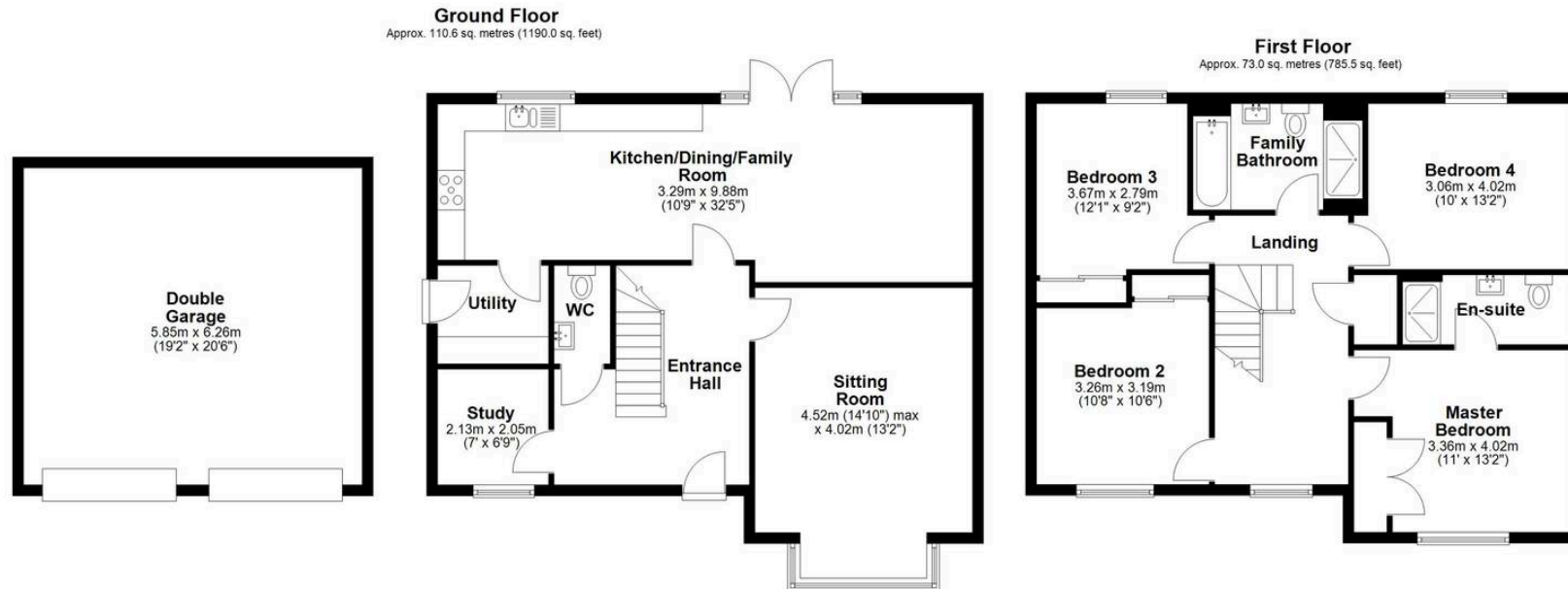
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B









Total area: approx. 183.5 sq. metres (1975.5 sq. feet)

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Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan – This plan is for illustrative purposes only.