



9 Haynes Close, Faringdon

Guide Price £700,000

Waymark

9 Haynes Close

Faringdon, Oxfordshire

A fantastic opportunity to purchase this modern and substantial four double bedroom family home, ideally positioned on a quiet, no-through private road in the heart of the highly sought-after market town of Faringdon, Oxfordshire.

Within easy walking distance of the market place, local amenities, and well-regarded schools, the property is perfectly suited to family living. Offering generous and versatile accommodation throughout, it benefits from four spacious double bedrooms, four reception rooms, three bathrooms, a beautifully landscaped rear garden, driveway parking, and a double garage.

The accommodation comprises an inviting entrance hall with built-in storage, a downstairs WC, and a useful utility area with side access. The kitchen/breakfast room provides an excellent space for everyday living, while the spacious sitting room features French doors opening onto the garden. A separate family/dining room, complete with a wood-burning stove and further French doors, offers an ideal setting for entertaining. In addition, there is a dedicated home office.

Upstairs, the property boasts four well-proportioned and light-filled double bedrooms. The master and second bedrooms both benefit from built-in wardrobes and en-suite bathrooms. The third bedroom also features built in wardrobes, and a modern family bathroom serves this bedroom and bedroom four.

Externally, the property enjoys a double-width driveway leading to a double garage, providing ample parking and storage. The landscaped rear garden has been thoughtfully designed to create multiple entertaining areas, including a paved patio and decking area which are ideal for outdoor dining, as well as a charming bar area which is perfect for social gatherings. There is also outdoor ambient lighting as well as additional external power sockets.

The property is freehold and connected to mains electricity, water, and drainage. It also benefits from a modern air source heat pump, installed in 2025, providing efficient central heating.

Early viewing is highly recommended to fully appreciate all that this impressive home has to offer.





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Faringdon, Oxfordshire

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: D

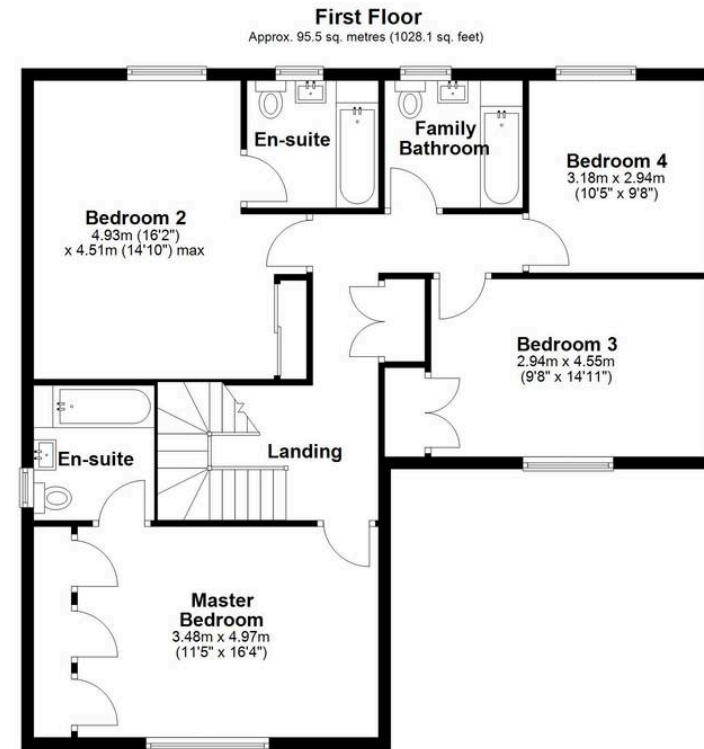
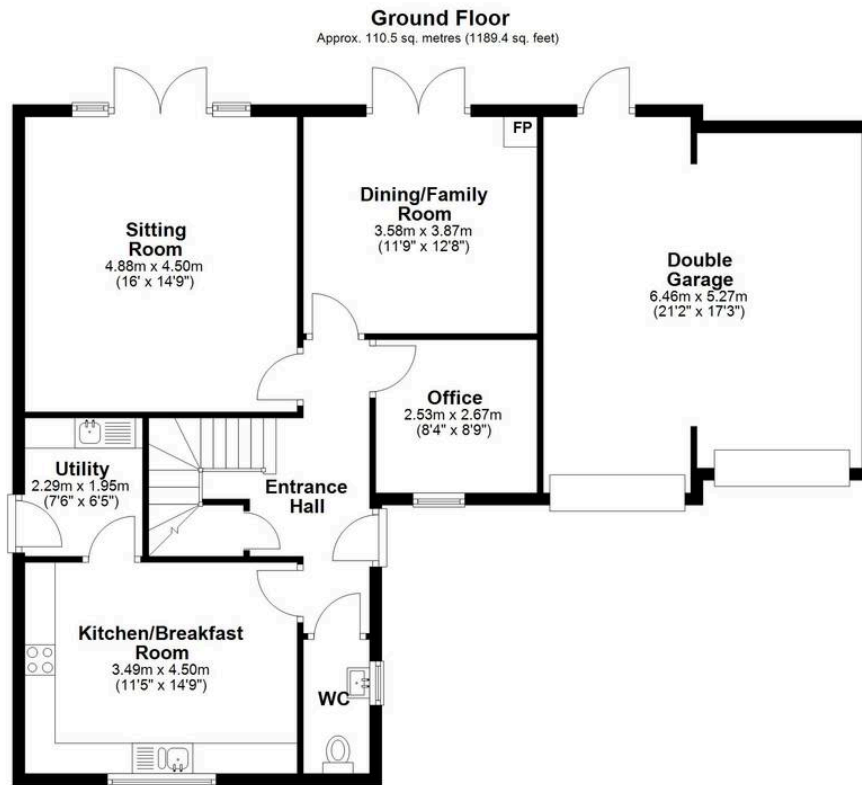
EPC Environmental Impact Rating: B

- Substantial Detached Family Home
- Four Spacious Double Bedrooms
- Four Reception Rooms
- Three Bathrooms
- Utility & Downstairs W/C
- Driveway Parking and Double Garage
- Beautiful Landscaped Rear Garden









Total area: approx. 206.0 sq. metres (2217.4 sq. feet)

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