



Boscreeg Church Lane, Fernham

In Excess of **£475,000**

Waymark

Boscreeg Church Lane

Fernham, Faringdon

A rare opportunity to acquire this substantial and individual three-bedroom detached home, ideally positioned in the sought-after village of Fernham and offered to the market with no onward chain. Enjoying close proximity to village greens, the church, and local public house, the property offers flexible living accommodation and a large driveway. While requiring modernisation throughout, it presents excellent potential for buyers to create a bespoke home in a desirable village setting.

The accommodation comprises; A conservatory to the front of the property, an entrance hall with useful storage cupboards, a downstairs bathroom, a bright and spacious sitting room with a feature log burner, and a dining room with patio doors opening onto the rear garden. A dual-aspect kitchen with ample fitted units, an office/workshop with direct garden access, and two double bedrooms complete the ground floor. Upstairs, there is a large, light-filled double bedroom with built-in storage, a further bathroom, and a versatile reception room, ideal as a home office or additional living space.

Externally, the property is tucked away in a no-through road and benefits from generous driveway parking to the front and side. To the rear, a block-paved, courtyard-style garden offers a low-maintenance outdoor space with side access leading back around to the front. The property also features an attached single garage with an additional workshop to the rear, complete with patio doors providing access from both the front and the garden.

The property is offered to the market chain free and is freehold. The property is connected to mains electricity, water, and drainage, and heating is provided by oil-fired central heating.

- No Chain - Viewing Highly Advised!
- Detached One Off Build
- Three Bedrooms
- Four Reception Rooms & Kitchen
- Two Bathrooms
- Flexible Accommodation
- Large Driveway And Single Garage
- Located In A No Through Road Within A Popular Village Location
- Requires Modernisation Throughout





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Fernham, Faringdon

Fernham village has an active community and a church that combines as a village hall. The popular Woodman pub is located in the centre of the village and within a 2 minute walk. The nearby market town of Faringdon provides a range of amenities including primary and secondary schools, Waitrose, Aldi and Tesco supermarkets, a leisure centre and numerous other facilities. The area is served well for private education with St Hugh's and Pinewood Prep schools both within 10 miles. A regular No.S6 bus service runs from Faringdon to Oxford and Swindon. Fernham is approximately 2 miles south of the A420 which leads directly to Swindon (10 miles) to the west and Oxford (12 miles) to the east, where main road and rail links can be found.

Council Tax band: F

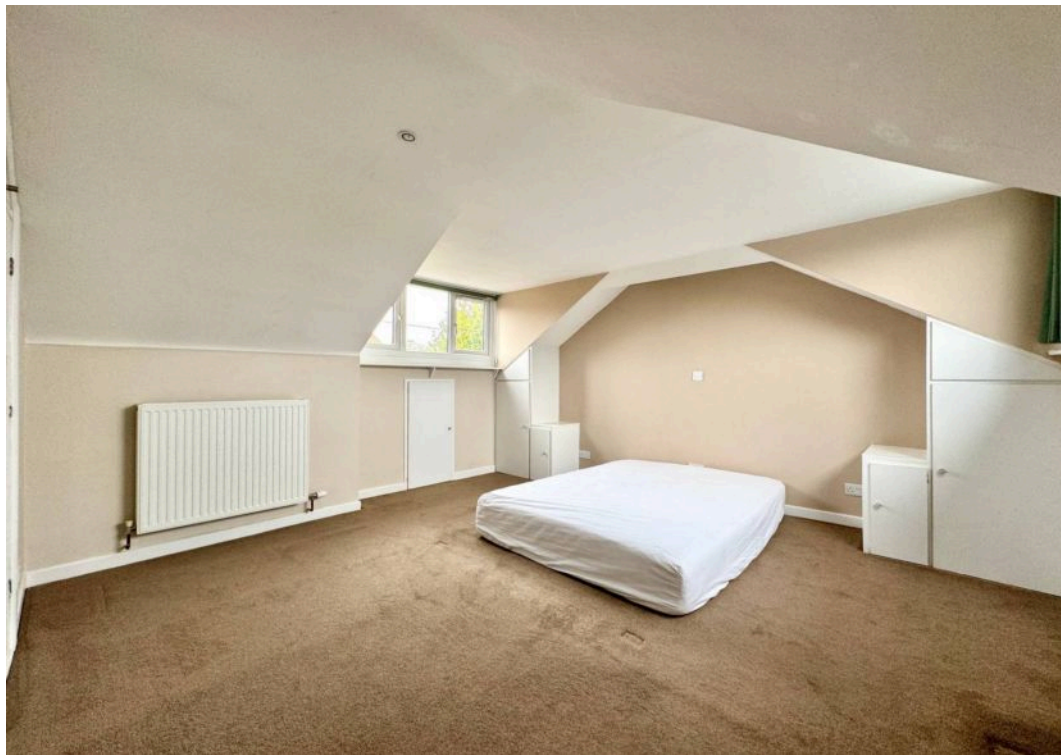
Tenure: Freehold

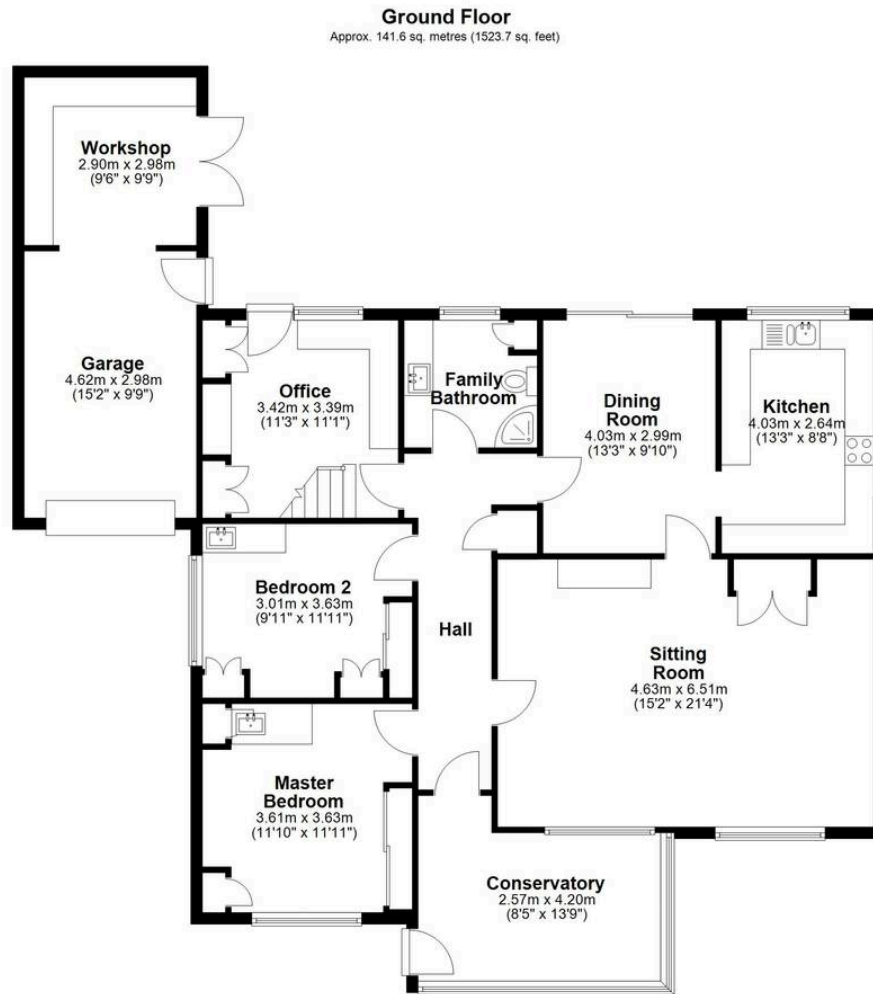
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:









Total area: approx. 187.8 sq. metres (2021.7 sq. feet)

Waymark Property Limited

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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.