



38 Gilligans Way, Faringdon

In Excess of £450,000

Waymark

38 Gilligans Way

Faringdon

A fantastic opportunity to purchase this spacious and well-presented four double bedroom detached family home, ideally positioned in a popular and sought-after area of Faringdon. The property enjoys a convenient location within walking distance of local amenities and well-regarded schools, whilst also being close to open countryside, offering an excellent balance of town and country living. The property provides well proportioned and versatile accommodation, with four double bedrooms, three reception rooms, including a beautiful open plan kitchen/diner, three modern bathrooms, driveway parking, garage and rear garden complete with outside office.

The accommodation comprises a welcoming entrance hall with access to an understairs storage cupboard and downstairs cloakroom. The modern open plan kitchen/diner forms an excellent heart to the home and is complete with a central island unit and direct access onto the rear garden. There is also a spacious dual-aspect sitting room, with French doors opening directly onto the garden, together with a separate family room/office offering useful additional living or working space.

To the first floor, a generous landing provides access to four well-proportioned double bedrooms and the family bathroom. The principal and second bedrooms both benefit from fitted wardrobes and modern en-suite shower rooms, providing excellent flexibility and comfort for family living.

Externally, the property benefits from a driveway providing ample off-street parking which leads to the single garage. The landscaped rear garden is predominantly laid to paved patio, creating an excellent space for outdoor seating and entertaining. The garden is further enhanced by the purpose-built outside office/summer house/bar, which is fully insulated and equipped with power, lighting and internet connections.

The property is offered to the market on a freehold basis and is connected to mains gas, electricity, water and drainage. Further benefits include gas central heating and UPVC double glazing.

Early viewing is highly recommended to fully appreciate the generous accommodation, excellent versatility and superb additional garden space this attractive 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.

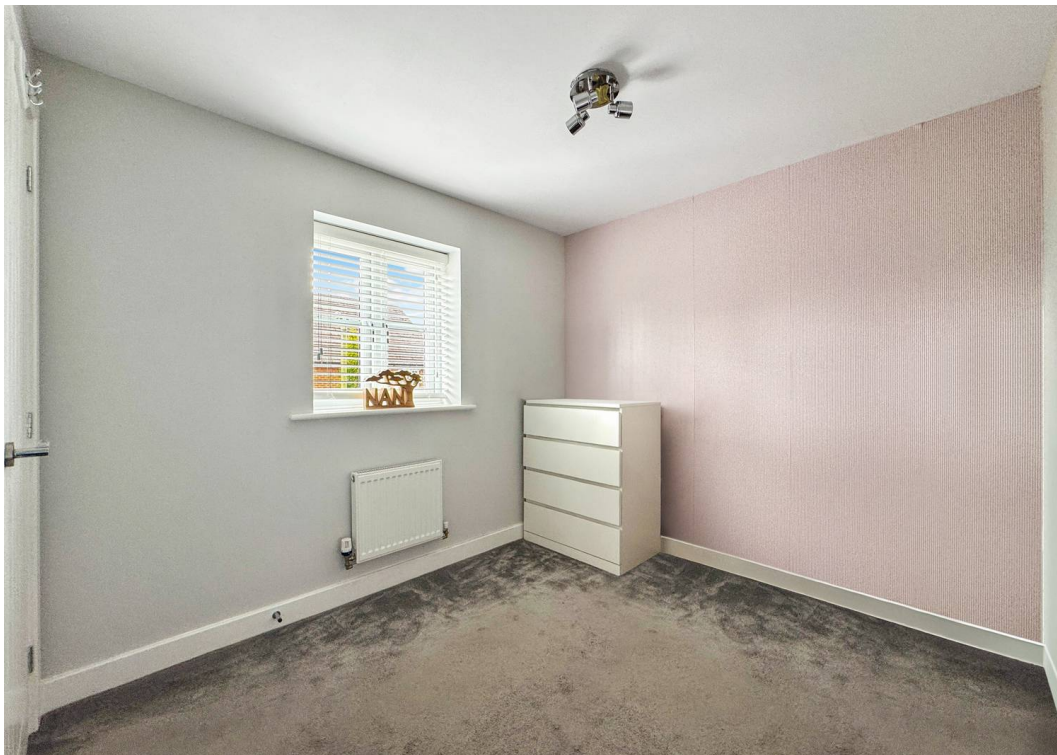
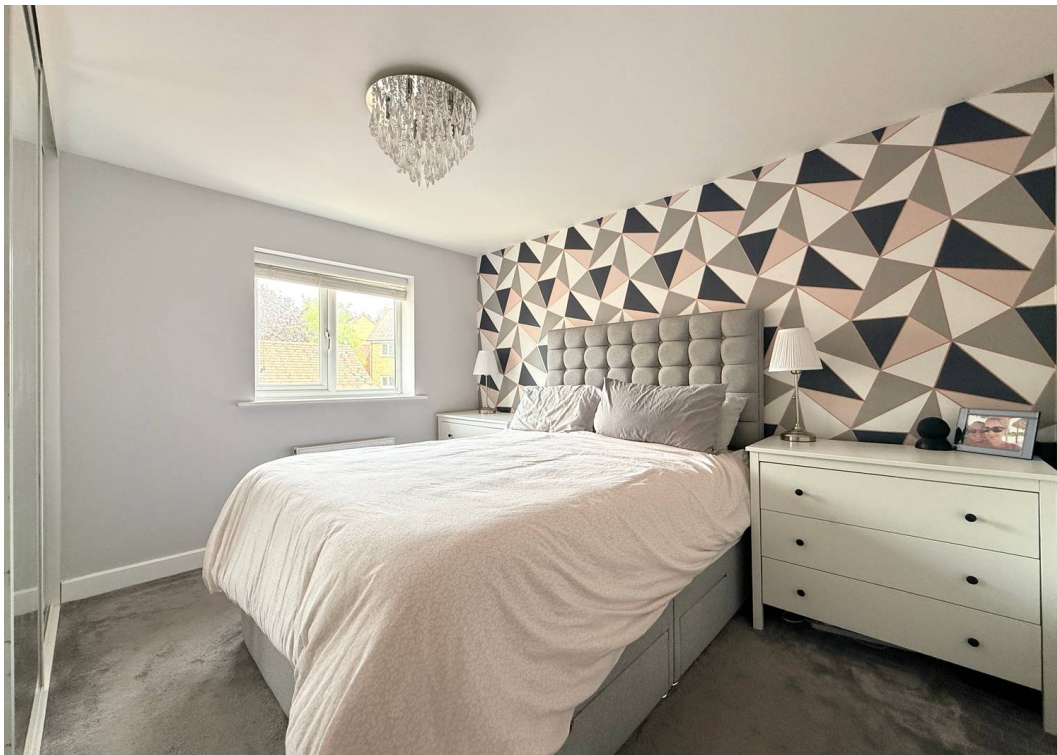
Council Tax band: E

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Detached Family Property
- Four Light And Airy Double Bedrooms
- Three Modern Bathrooms Including Two En-Suite Bathrooms
- Three Reception Rooms and Open Plan Kitchen/Diner
- Driveway Parking And Garage
- Landscaped Low Maintenance Rear Garden
- Outside Office/Summer House/Bar

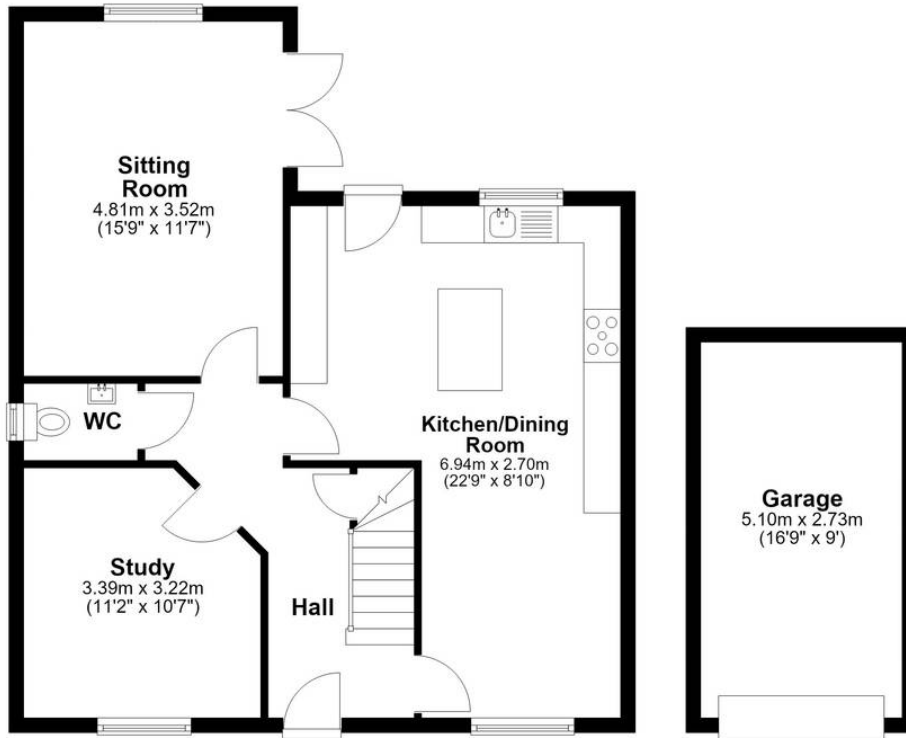






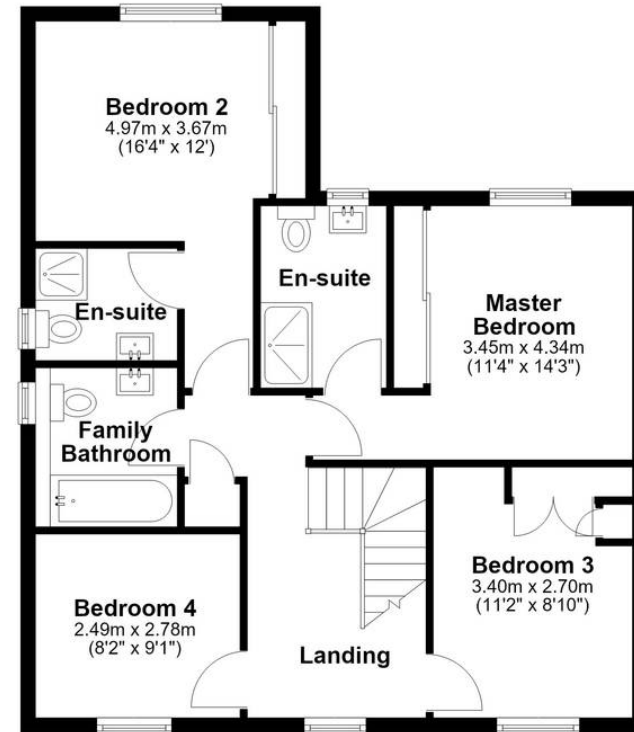
Ground Floor

Approx. 79.0 sq. metres (850.3 sq. feet)



First Floor

Approx. 65.4 sq. metres (704.3 sq. feet)



Total area: approx. 144.4 sq. metres (1554.6 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.