



## 2 Oriel Cottages, Park Road, Faringdon

Guide Price £300,000

Waymark

## 2 Oriel Cottages Park Road

Faringdon, Faringdon

Situated within the charming market town of Faringdon, this attractive two-bedroom semi-detached cottage presents a rare and exciting opportunity for buyers seeking a property with excellent potential to modernise and create a truly bespoke home. Ideally positioned within walking distance of local amenities, schools, and everyday conveniences, the property also benefits from excellent commuter links via the nearby A420, providing easy access to both Oxford and Swindon. Combining character, generous outside space, and a sought-after residential setting, the property offers an exciting prospect for a wide range of purchasers.

The accommodation is arranged over two floors and provides well-proportioned and versatile living space throughout. On the ground floor, an entrance porch leads into the sitting room, which offers potential for a feature fireplace, alongside a separate dining room ideal for entertaining, a useful home office/study, and a kitchen with scope for redesign and improvement. To the first floor, a central landing provides access to two bedrooms and a family bathroom.

Externally, the property benefits from a spacious driveway providing ample off-street parking and leading to the foundations of a former garage/workshop, offering further redevelopment potential, subject to the necessary planning permissions. The property also enjoys both front and rear gardens, predominantly laid to lawn and enhanced by mature trees and established shrubs, creating a private and peaceful outdoor setting. A useful brick-built store is located within the rear garden.

The property is freehold and connected to mains water and electricity. Heating is provided via electric central heating, while drainage is serviced by a shared septic tank.

Requiring renovation throughout, this property offers significant scope for improvement and value enhancement, making it an ideal purchase for buyers looking to personalise a home to their own tastes and requirements.

Early viewing is highly recommended to fully appreciate the potential and opportunity this charming cottage 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: D

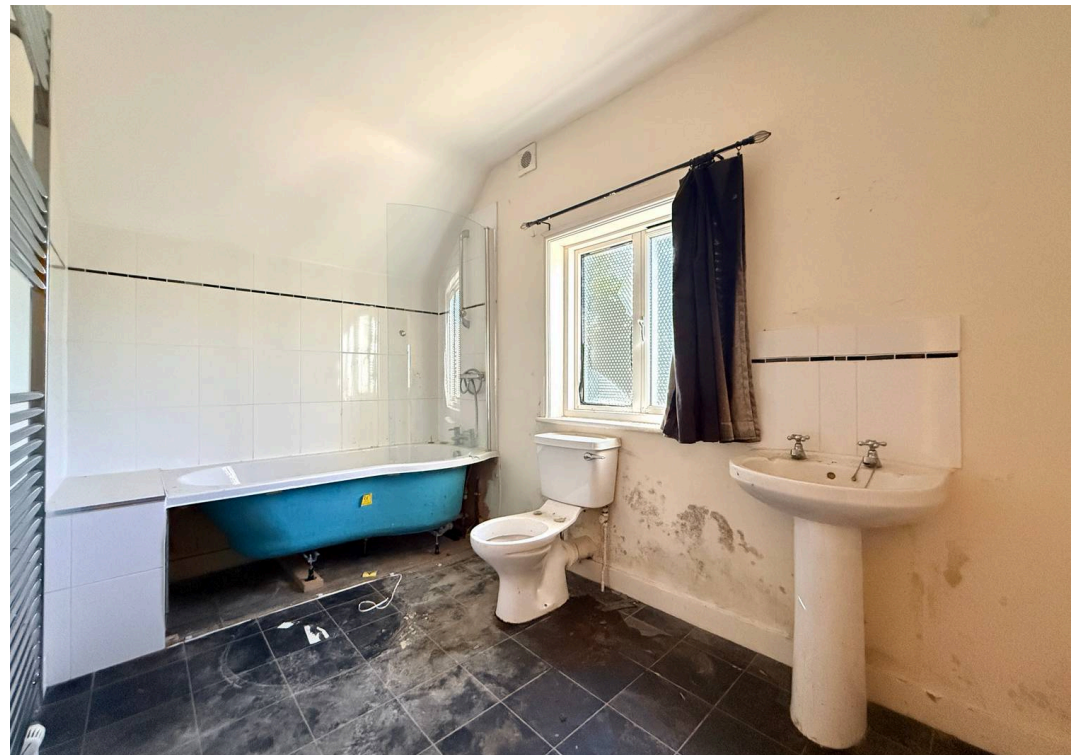
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi-Detached Cottage
- Potential To Modernise And Improve
- Two Bedrooms
- Two Reception Rooms and Office
- Utility And Downstairs W/C
- Large Driveway For Multiple Vehicles
- Front And Rear Mature Gardens
- Close To Amenities

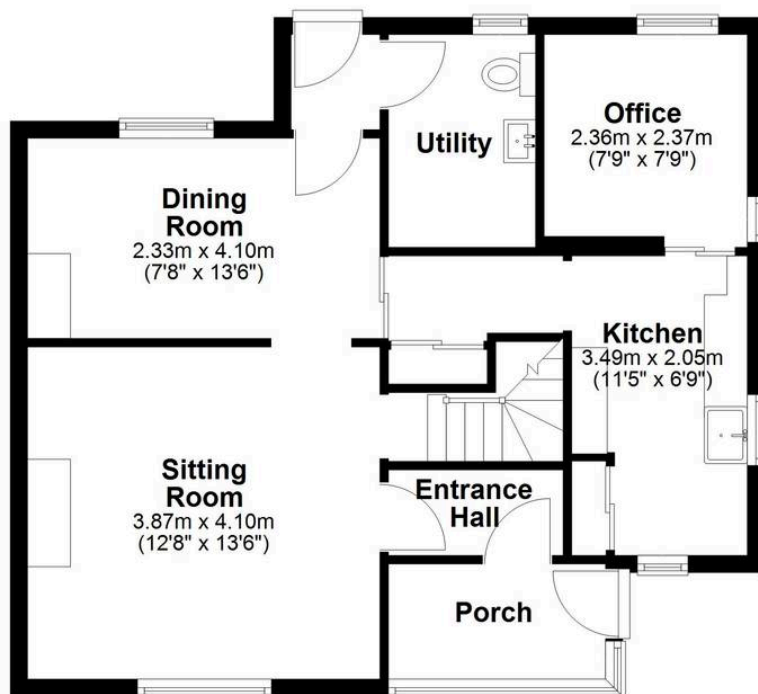






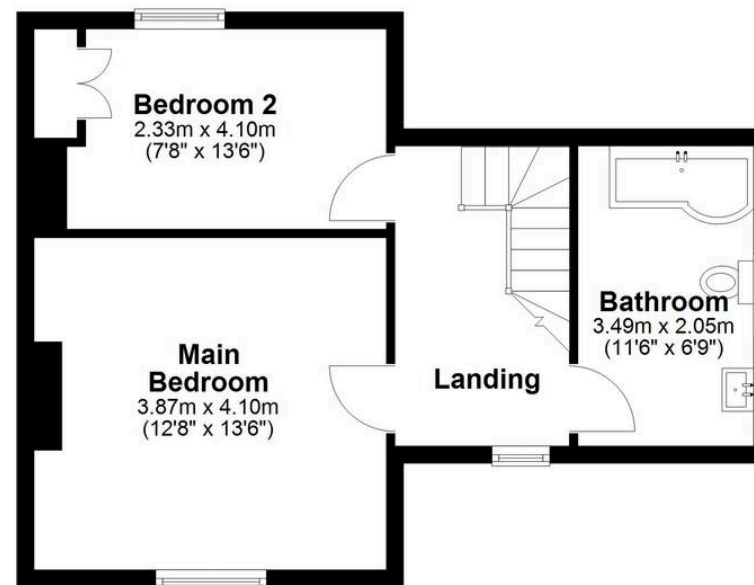
### Ground Floor

Approx. 56.8 sq. metres (611.4 sq. feet)



### First Floor

Approx. 40.8 sq. metres (438.9 sq. feet)



Total area: approx. 97.6 sq. metres (1050.3 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.  
Plan produced using PlanUp.

## Waymark Property Limited

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