



10 Westland Road, Faringdon

In Excess of £550,000

Waymark

10 Westland Road

Faringdon

A rare opportunity to acquire this exceptional and substantial four double bedroom detached family home, occupying a generous plot on one of the most desirable roads in the sought-after market town of Faringdon, Oxfordshire. Beautifully presented throughout, this impressive home offers spacious and versatile accommodation, generous driveway parking, a larger-than-average integral garage, and stunning landscaped gardens. Further benefits include two reception rooms, a high-quality fitted kitchen/breakfast room, two bathrooms, and an energy-efficient solar panel system with battery storage.

The accommodation is both light and spacious, comprising an inviting entrance hall, downstairs cloakroom, and a versatile utility room which could also be used as a home office or hobby room. The beautifully fitted kitchen/breakfast room is finished to a high standard and features a range of integrated appliances, ample worktop space and an attractive breakfast bar. To the rear of the property is a wonderful open-plan dining/family room, flooded with natural light from a large Velux roof window and patio doors opening directly onto the beautifully landscaped rear garden. A generous sitting room provides an ideal space for relaxing and entertaining.

The first floor offers a spacious landing with access to the airing cupboard and a boarded and lit loft space, providing excellent additional storage. There are four well-proportioned double bedrooms, all benefiting from built-in wardrobes, with the impressive principal bedroom featuring a spacious en-suite shower room. A family bathroom serves the remaining bedrooms.

Externally, the property continues to impress. To the front is a generous block-paved driveway providing ample off-street parking and access to the larger-than-average integral garage. The attractive front garden is mainly laid to lawn and complemented by a mature specimen tree.

The property is offered freehold and is connected to mains gas, electricity, water and drainage. Heating is provided via a modern gas-fired boiler, which is serviced annually. The home also benefits from an impressive array of 20 solar panels with battery storage, helping to reduce energy costs, provide hot water and generate an additional income.

- Substantial detached family home
- Situated on one of the most popular roads in Faringdon
- four light and airy double bedrooms all with built-in wardrobes





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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

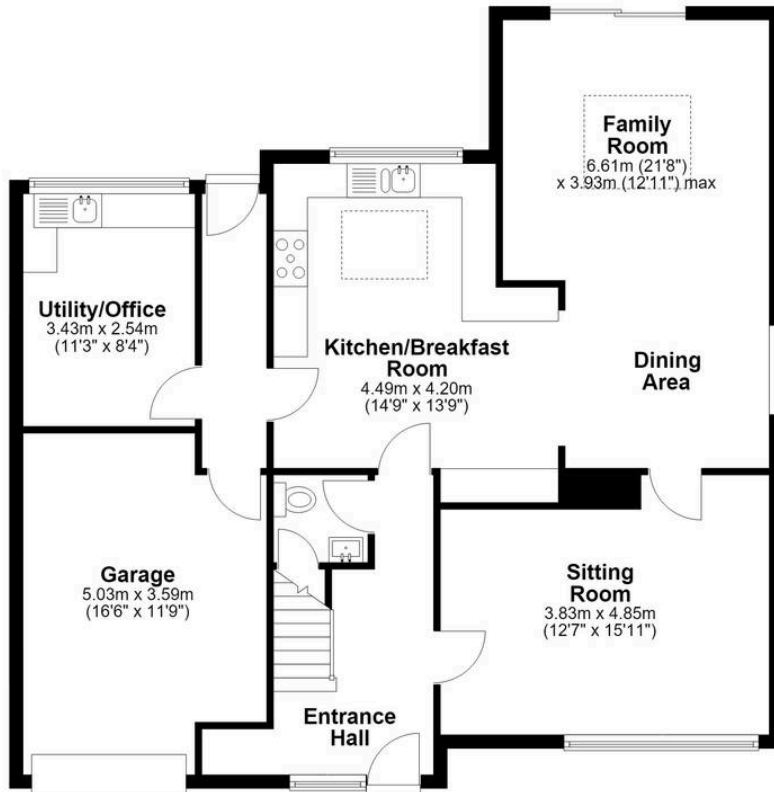
- Substantial detached family home
- Situated on one of the most popular roads in Faringdon
- four light and airy double bedrooms all with built-in wardrobes
- Large master bedroom with fitted wardrobes and en-suite
- Beautiful Fitted Kitchen Open To Impressive Open Plan Dining/Family Room
- Utility area and flexible office space
- Spacious plot with both front and rear gardens
- Large driveway leading up to garage
- Private, mature and beautifully landscaped



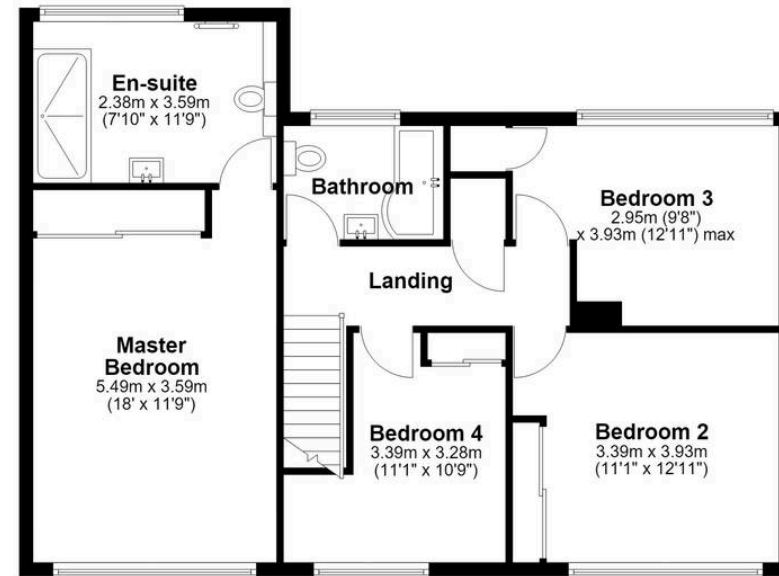




Ground Floor
Approx. 102.8 sq. metres (1106.9 sq. feet)



First Floor
Approx. 76.3 sq. metres (821.6 sq. feet)



Total area: approx. 179.2 sq. metres (1928.5 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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