



6 Banbury Close, Faringdon

In Excess of £475,000

Waymark

6 Banbury Close

Faringdon

A fantastic opportunity to purchase this beautiful four-bedroom detached family home, situated within Badbury Fields, an exclusive development comprising just 10 high-quality homes, built by reputable local developer EDE Homes in 2024. The property occupies a desirable position on a quiet no-through road and is conveniently located within a short walk of local amenities, including a shop, school, leisure centre and bus stop. Further benefits include four spacious and light bedrooms, two modern bathrooms, two reception rooms, a separate home office, driveway parking and a private, landscaped rear garden.

The property offers beautifully presented and thoughtfully designed accommodation throughout. The ground floor comprises a welcoming entrance hall, downstairs WC, utility area with side access, separate home office, sitting room and an impressive open-plan kitchen/dining/family room. The kitchen is fitted with a comprehensive range of units, integrated appliances, Quooker tap and quartz worktops, while French doors open directly onto the rear garden. The ground floor also benefits from wet underfloor heating throughout.

To the first floor, a spacious landing provides access to a modern, family bathroom and four light and airy bedrooms. The principal bedroom is a particular feature, benefiting from built-in wardrobes and a beautifully appointed en-suite shower room.

Externally, there is a block-paved driveway to the front providing parking for three vehicles. To the rear is a private and enclosed garden which is not overlooked and has been thoughtfully landscaped, featuring a good-sized lawn and a large paved patio area, ideal for outdoor dining and entertaining.

The property is offered freehold and is connected to mains gas, electricity, water and drainage. Heating is provided by a mains gas central heating system, which also supplies the underfloor heating to the ground floor. The property further benefits from high-quality double glazing throughout, helping to improve energy efficiency and keep running costs to a minimum.

An internal viewing is highly recommended to fully appreciate the excellent quality, presentation and specification of this impressive family home.





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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. Main line 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

Tenure: Freehold

EPC Energy Efficiency Rating: A

- Open Plan Kitchen/Diner/Family Room
- Four Bedroom and Two Bathrooms
- Under Floor Heating Throughout The Ground Floor
- High Specification Throughout
- Built By Reputable Builder EDE Homes in 2024
- Driveway Parking For Three Vehicles
- Private Rear Garden With Large Paved Patio Area

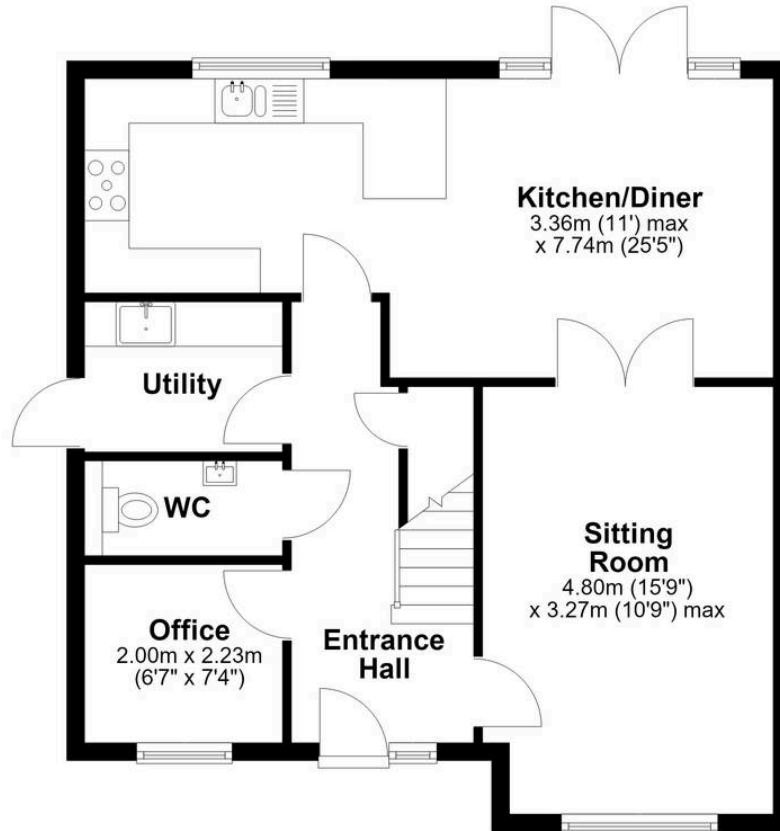






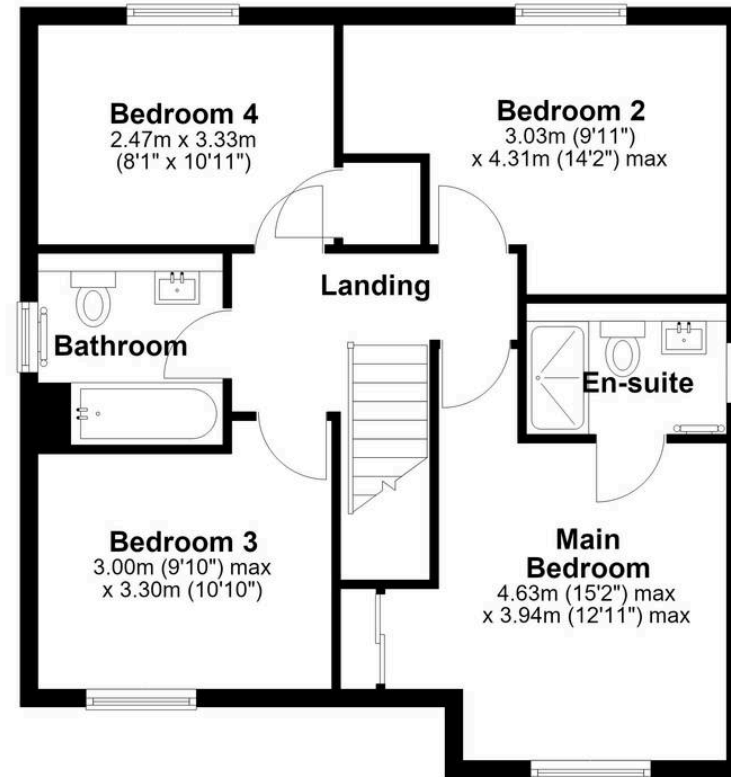
Ground Floor

Approx. 60.2 sq. metres (647.8 sq. feet)



First Floor

Approx. 60.2 sq. metres (647.8 sq. feet)



Total area: approx. 120.4 sq. metres (1295.6 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.

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