The Birches High Street, Fernham

In Excess of **£625,000**

Waymark

The Birches High Street

Fernham, Faringdon

An exceptional opportunity to acquire this beautiful four double bedroom detached family home, ideally situated in the heart of the sought-after village of Fernham. Offering generous and versatile living space throughout, this impressive home is perfectly suited to modern family life, combining countryside tranquillity with convenient access to local amenities, including the charming village church and the well-regarded Woodman Inn, both within easy walking distance.
The ground floor accommodation is both spacious and thoughtfully arranged, comprising a welcoming entrance hall with built-in storage, a convenient downstairs WC, and a separate utility area. The kitchen/breakfast room provides an ideal hub for family living, while the elegant sitting room, complete with a cosy wood burner and bi-fold doors, opens seamlessly onto the garden. A formal dining room, also featuring bi-fold doors, along with an additional family/play room, offers flexible living and entertaining space.

Upstairs, a bright and expansive landing creates a wonderful sense of space and incorporates a dedicated study area, perfect for home working. There are four well-proportioned double bedrooms, all light and airy, including a superb principal bedroom with built-in wardrobes and en-suite bathroom. A family shower room serves the remaining bedrooms.

Externally, the property continues to impress. To the front, a generous driveway provides ample off-road parking and leads to a large detached garage, ideal for storage or workshop use. An attractive birch tree and established hedging enhance the home's kerb appeal. The rear garden is a particular highlight as its private, mature, and enjoying a desirable south-facing aspect. It features a spacious paved patio, perfect for al fresco dining and entertaining, alongside a well-maintained lawn and additional storage shed.

The property is offered freehold and benefits from mains gas, electricity, water, and drainage. Further advantages include gas central heating and uPVC double glazing throughout.

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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: D

EPC Environmental Impact Rating: D

- Detached Family Home
- Four Spacious And Light Double Bedrooms
- Master With Large Built-In Wardrobes And En-Suite
- Four Reception Rooms
- Including Sitting Room With Wood Burning Stove And Bi-Fold Doors
- Dining Room With Bi-Fold Doors
- Private South Facing Rear Garden
- Driveway And Large Detached Garage
- Popular Village Location

Total area: approx. 182.9 sq. metres (1969.1 sq. feet)

Waymark Property Limited

Waymark Ltd, 2 Cornmarket - SN7 7HG

01367 820 070 • faringdon@waymarkproperty.co.uk • www.waymarkproperty.co.uk

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