



Bakers Square, Fernham, SN7 7NT
Oxfordshire

Waymark

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A beautifully presented and deceptively spacious home set within a select development of just 4 similarly sized properties, within the popular Downland village of Fernham.

Entrance Hall | Kitchen/Breakfast Room | Sitting Room | Dining Room/Family Room | Study | Master Bedroom with ensuite shower room | Guest Bedroom with Ensuite shower room | 2 Further Bedrooms | Family Bathroom | Utility Room | Cloakroom | Integral Double Garage | Landscaped Rear Garden | Additional External Storage | Quiet Cul-de-sac Location | Village Setting

Description

A beautifully presented and deceptively spacious home set within a select development of just 4 similarly sized properties, within the popular Downland village of Fernham.

Approached across a private driveway, the front door leads into the spacious central hall. To the left is the kitchen/breakfast room fitted with a range of modern wall and floor mounted units including plumbing for a dishwasher, gas hob and an integrated double oven. Accessed from the kitchen is the utility room, with plumbing for a washing machine and space for a tumble dryer. The utility room has access to the side garden as well as the double garage.

To the right of the hall is the dining room/family room and to the rear of the house is the sitting room with doors leading out to the rear garden. Accessed from the sitting room is a study. A cloakroom completes the ground floor.

Stairs from the hall lead to the first floor where there is a spacious landing and walk-in airing cupboard. To the left hand side is the master bedroom with modern fitted wardrobes and a newly fitted ensuite shower room. To the far end of the house is a guest bedroom, also with fitted wardrobes and an ensuite shower. There are two further bedrooms, both with fitted wardrobes. A recently re-fitted family bathroom completes the first floor.

Outside

To the front is a garden area laid mainly to lawn and a driveway providing off road parking for 2 cars. The double garage is accessed from both the driveway and an internal personnel door.

To the rear of the house is the main garden providing a pleasant mix of lawn, seating areas and established planting. To the south of the house, is a useful bespoke timber storage shed.

Location

Bakers Square is a select development of just 4 properties situated on the southern edge of the village of Fernham. The village has an active community and a church that combines as a village hall. The thriving Woodman pub is located in the centre of the village.

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.

Directions

From Faringdon head west on the A420 towards Swindon and after 1 mile take the left hand turning signposted to Fernham and Uffington. Upon reaching the village turn left at the 'T' junction and follow the road through the village. As you pass the church on the left and the road starts to bear left, turn right passing the village green. Follow the road to the end and you will enter Bakers Square and No. 1 will be found on your right.

Viewings

Strictly by appointment only.

Local authority

Vale of the White Horse District Council

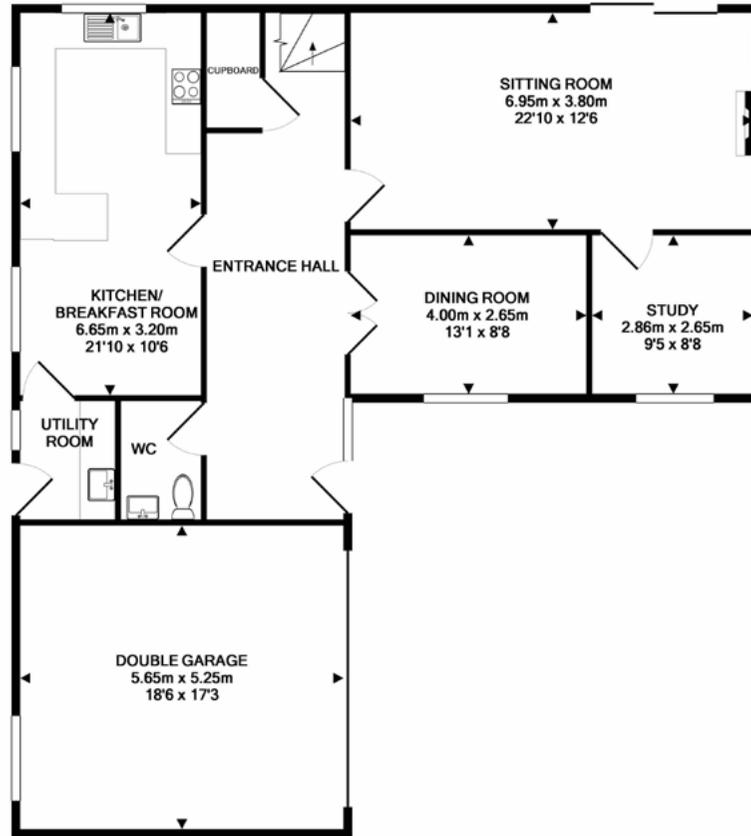
Services & Tenure

The property benefits from mains water, electricity, gas and sewerage. The property is heated centrally by gas. The tenure of the property is believed to be Freehold.

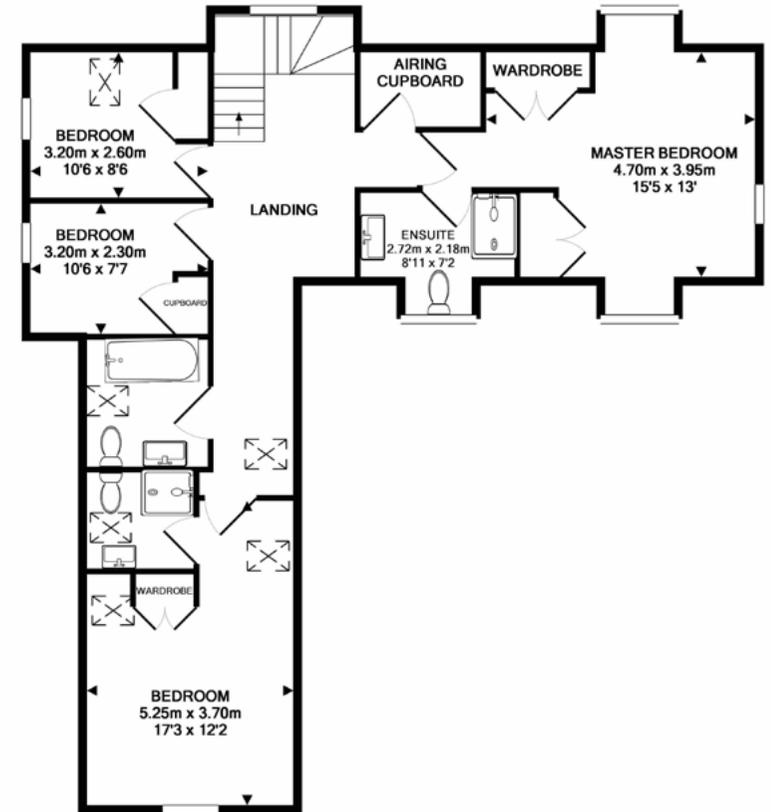


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GROUND FLOOR



1ST FLOOR



1 BAKERS SQUARE FERNHAM SN7 7NT
TOTAL APPROX. FLOOR AREA 187.0 SQ.M. (2013 SQ.FT.)
 Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.
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