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THE PROPERTY CONSULTANCY



Holybrook House 17 Ock Meadow, Faringdon, SN7 8LN

Guide Price £747,500



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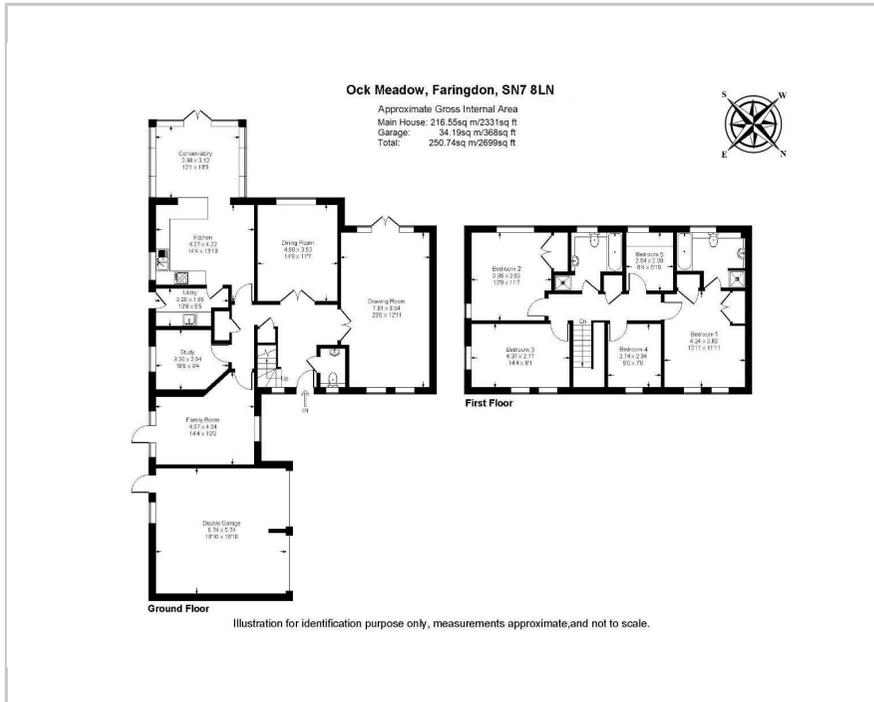


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Floor Plan



A substantial and spacious family home holding what might fairly be termed 'pole position' on the southern edge of the village with views over fields to The Downs. A peaceful setting fronting an open green with no passing traffic, 5 Bedrooms, 2 Bathrooms, 3 Main Reception Rooms plus Study and Conservatory, Fitted Kitchen, Utility, Cloakroom and Hall. Double Garage and Driveway Parking. Double Glazing and Oil Fired Central Heating. Pretty garden adjacent to Farmland.

NO ONWARD CHAIN

Accommodation

- Mature Detached Family Home
- 5 Bedrooms, 2 Bathrooms
- 3 Main Reception Rooms - Sitting Room, Dining Room & Family Room
- Conservatory and Separate Study
- Re-Fitted Kitchen/Breakfast Room
- Double Garage and Driveway Parking
- Gross Internal Floor Area c.2331sq ft/216sq m
- Pretty Garden with Views over farmland to The Downs
- Double Glazing and Oil Central Heating
- NO ONWARD CHAIN

DIRECTIONS: From the Wantage/Faringdon road, A417, turn onto the village High Street opposite the garage. After passing the shops on your right take the 2nd right into Horsecroft on the sharp left hand bend and then immediately right into Ock Meadow. Follow the road all the way down as it swings to the left and leads onto an open green. Turn to your right and the property is the last one on your right hand side. What3words:///interest.prospers.launched



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
More energy efficient = lower ranking costs			
105-155 kWh/m ² /year	A		
81-104 kWh/m ² /year	B		
66-80 kWh/m ² /year	C		
55-65 kWh/m ² /year	D		
46-54 kWh/m ² /year	E		
39-45 kWh/m ² /year	F		
31-38 kWh/m ² /year	G		
More energy efficient = higher ranking costs			
England & Wales		55	60
EU Directive 2002/91/EC			