



11 Eastfield Court – Church Street – Faringdon – Oxfordshire – SN7 8SL

A two-bedroom second floor apartment in a popular retirement development close to shops



## 11 Eastfield Court

Entrance hall • Sitting room • Two Bedrooms •  
Kitchen • Bathroom

**£155,000 leasehold**

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Eastfield Court is conveniently situated just off the market square in the historic market town of Faringdon north-west of the Vale of the White Horse.

A two-bedroom second floor apartment overlooking the gardens.

Attractive landscaped gardens and grounds with on site parking.

The development has been designed to provide independent living with the assistance of a visiting scheme manager to take care of day-to-day management issues. Facilities include 24 hour Careline, lift, residents' lounge and laundry.

Road communications to Faringdon are good with the A420 by-pass linking to the M4 at Junction 16. There is an excellent train service from both Swindon and Oxford running regularly to London (Paddington) about an hour.

99 year lease (from July 1988), no ground rent and 60+ age covenant.

**For viewings please contact the  
Scheme Manager on 01367 242795 or  
Fifty5Plus on 01488 668655**



*Sitting room*



*Bedroom 1*



*Bedroom 2*

## The Property

Two bedroom second floor apartment with approximate room dimensions as follows: Entrance Hall with two large storage cupboards and airing cupboard. Small storage cupboard. Access to loft space. Sitting Room (14'9" x 12'2" with wall lights and bookshelves. View of All Saints Church. Kitchen (12' x 9'2") with storage cupboard. Bedroom 1 (12'1" x 12') with double wardrobe. Bedroom 2 (8'7"max excluding double wardrobe x 8'3") Bathroom (7'3"max x 6'3") Double glazing and electric storage heating.

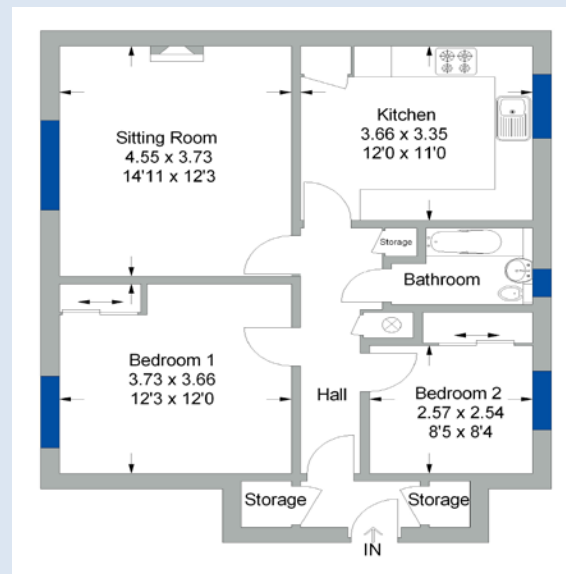
## Directions to Eastfield Court

From Junction 15 of the M4 take the third exit onto the A419 towards Cirencester and after about four miles filter left onto the A420 Swindon to Oxford Road. After about ten miles turn left into Park Road (A417) to Faringdon and pass over the roundabout and continue to the Junction with the A4095.

Turn right into the town and at the market Square turn left up the A4095. The road bends round to your right and the development will be seen ahead of you on the right north of Swan Lane and opposite All Saints Church.



**Kitchen**



**Floor plan**

**Approximate gross internals:**

**Total:** 66.9 m<sup>2</sup> / 720 ft<sup>2</sup>

**Energy performance rating:** 65

**Condition Code:** B

**Service charge:** £2,272.44 pa

**Council tax banding:** C

## Eastfield Court

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Eastfield Court is an attractive development of mostly two-bedroom retirement apartments built in a horseshoe design just off the market square. The properties face on to the maintained landscaped gardens and some have delightful views of All Saints Church. It is just a short walk to the shops.

### Location

The attractive market town of Faringdon is north-west of the Vale of the White Horse situated on a low range of hills which borders the valley of the Thames on the south.

Faringdon House, close to the church was built by the poet laureate, Henry James Pye in the C18th. Lord Berners folly was erected in the grounds in 1936 and is recognisable from a distance. Several old buildings line the streets converging on the market square and the C18th Market Hall.

The very attractive 'low' Church of All Saints which was begun in the C12th although it is likely a church stood on this spot in Saxon times, lost its tower in the C17th and now emphasises its cruciform shape. Inside there are many interesting brasses and monuments. There is a copy of an original Elizabethan cartoon in the Upton chapel commissioned by Lady Upton and depicting various events in her husband's life.

### Further afield

The much larger centre of Swindon lies about ten miles to the south-west with Oxford about 18 miles to the north-east Wantage is about eight miles just north of the Berkshire Downs and Witney about 11 miles to the north on the A40. Fast trains from Swindon to London (Paddington) take less than an hour.



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