



Amphill Way, Faringdon, Oxfordshire  
Oxfordshire, Guide Price £625,000

Waymark



# Ampthill Way, Faringdon SN7 7GS

Oxfordshire

Freehold

**Substantial Detached Luxury Family Home | Five Double Bedrooms | Master And Second Bedrooms Complete With En-suites And Walk-In Wardrobes | Four Reception Rooms | Including An Impressive Open Plan Kitchen/Diner/Family Room | Spacious Sitting Room With Bi-Fold Doors | Three Modern Bathrooms | Double Garage & Driveway Parking | Utility & Downstairs W/C | Popular & Sought After Location**

## Description

A fantastic opportunity to purchase this luxurious and substantial detached five double bedroom family home. The property is situated on the edge of the popular market town of Faringdon and is only a short walk to local amenities including local schooling, leisure centre and shop as well as countryside walks. The property also benefits from four reception rooms, three bathrooms, garden, off-street parking and double garage.

This impressive property totals circa 2740 sq ft and is stunning in its appearance. The property was built in 2019 and comprises; Entrance hall with built in cupboard for coats and shoes as well as under-stairs storage, utility area/downstairs wc, spacious and stunning open plan kitchen/diner/family room complete with Quartz worktops, built-in appliances and french doors out to the garden, large sitting room with bi-fold doors out to the garden, family room with bay window, office with bay window, landing with built-in storage, modern family bathroom with both walk-in shower and bath, five light and airy double bedrooms, Master bedroom is especially large and boasts a dressing room with built-in wardrobes and a large en-suite with both walk-in shower and bath. Bedroom two also benefits from an en-suite shower room and walk-in wardrobe.

To the front of the property there is an attractive view over a small park and green area, to the side there is off-street parking leading up to the double garage. The rear garden is mainly laid to lawn along with a large paved patio area which is perfect for outside dining and entertaining.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is gas central heating and modern upvc double glazing

throughout. This property must be viewed to be fully appreciated.

## Location

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. Mainline 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.

## Viewing Information

By appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: G



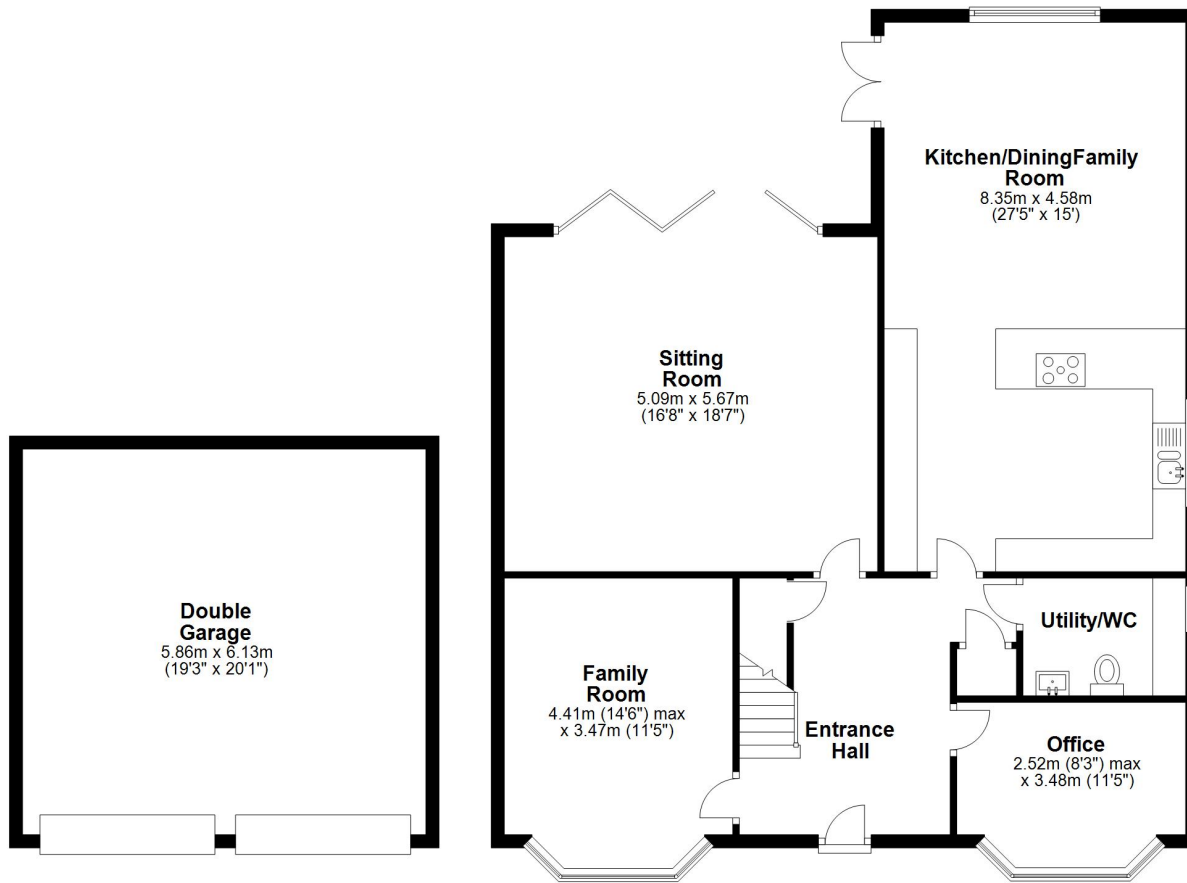
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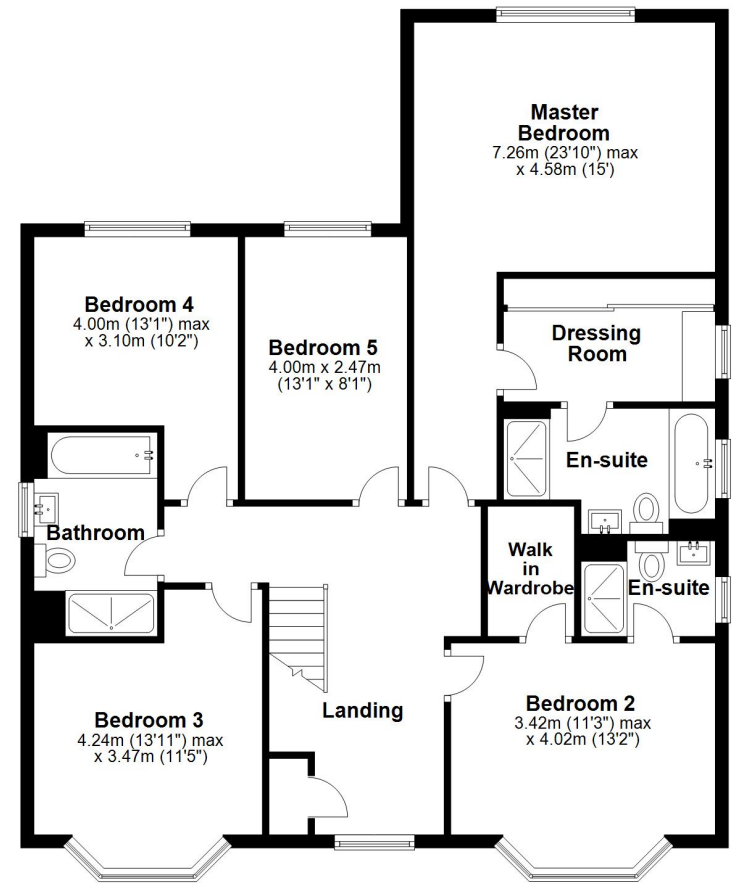
E: faringdon@waymarkproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	87	92
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 145.7 sq. metres (1568.6 sq. feet)



**First Floor**  
Approx. 109.7 sq. metres (1180.8 sq. feet)



**Total area: approx. 255.4 sq. metres (2749.3 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

**Important Notice:** These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.



