



Amphill Way, Faringdon
Oxfordshire, Offers in Excess of £465,000

Waymark

Amphill Way, Faringdon SN7 7GS

Oxfordshire

Freehold

Detached Family Home | Four Spacious And Light Bedrooms | Two Reception Rooms & Kitchen | Three Modern Bathrooms | Landscaped Rear Garden | Driveway Parking For 2 Vehicles | Garage With Electric Door | Popular And Sought After Location

Description

A fantastic opportunity to purchase this beautiful four bedroom detached family home which is located in a popular and sought after location on the edge of Faringdon. The property is only a short walk to the local shop, leisure center and school. The property also benefits from two reception rooms, three bathrooms, off-street parking, landscaped garden and integral garage with electric door.

The property is immaculate throughout and comprises; Entrance hall with built-in storage, downstairs w/c, utility room with access out to garden, modern kitchen/breakfast room complete with some built-in appliances, spacious sitting room with bay window, dining room with french doors out to the garden, landing, modern family bathroom, four spacious and light bedrooms, two of which benefit from modern en-suite shower rooms and master with large built-in wardrobes also.

Outside there is a block paved driveway leading up to the garage with electric door providing plenty of off-street parking, the rear garden has been beautifully landscaped and is mainly laid to paved patio, artificial grass and graveled areas which provides a brilliant outside entertaining space. The garden also benefits from a large shed and side access.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating and upvc double glazing throughout. The property was built in 2018 and there is circa 5 years left of NHBC warranty. 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: F



Waymark
Faringdon Office

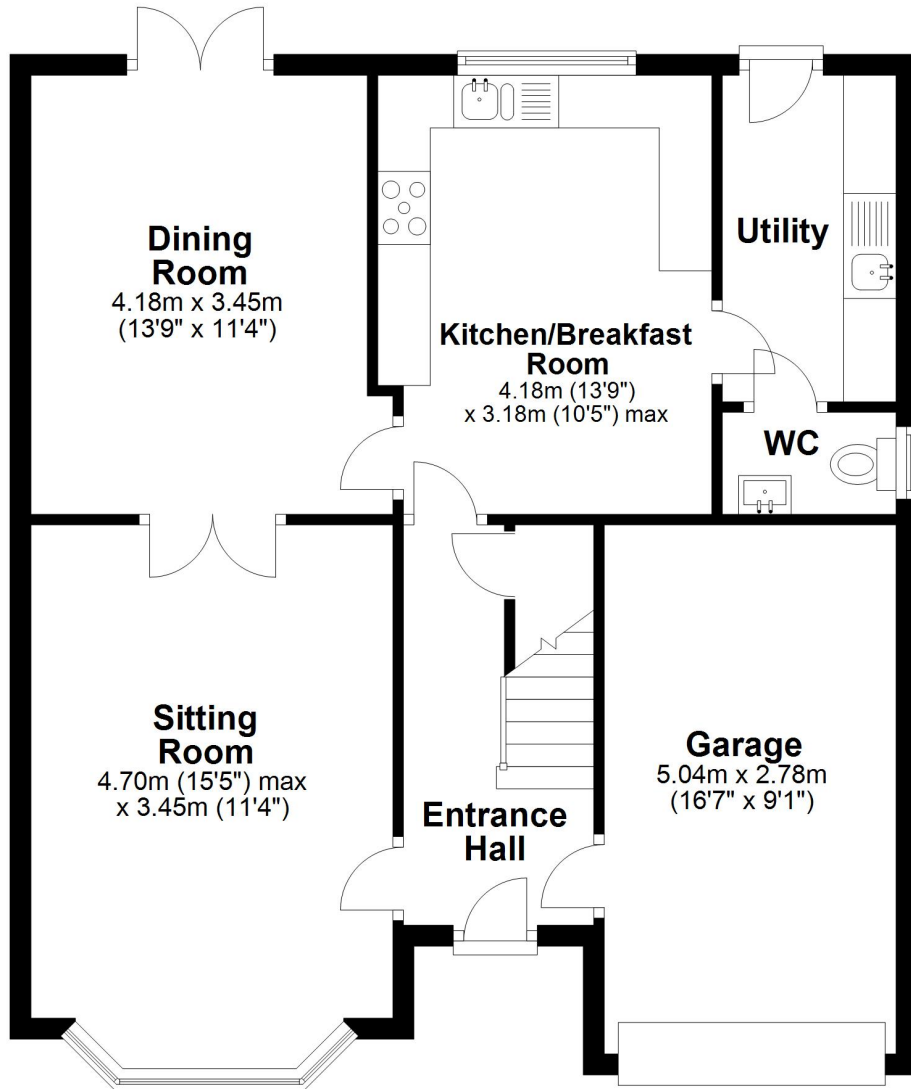
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| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 94 |
| (81-91) | B | 84 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |

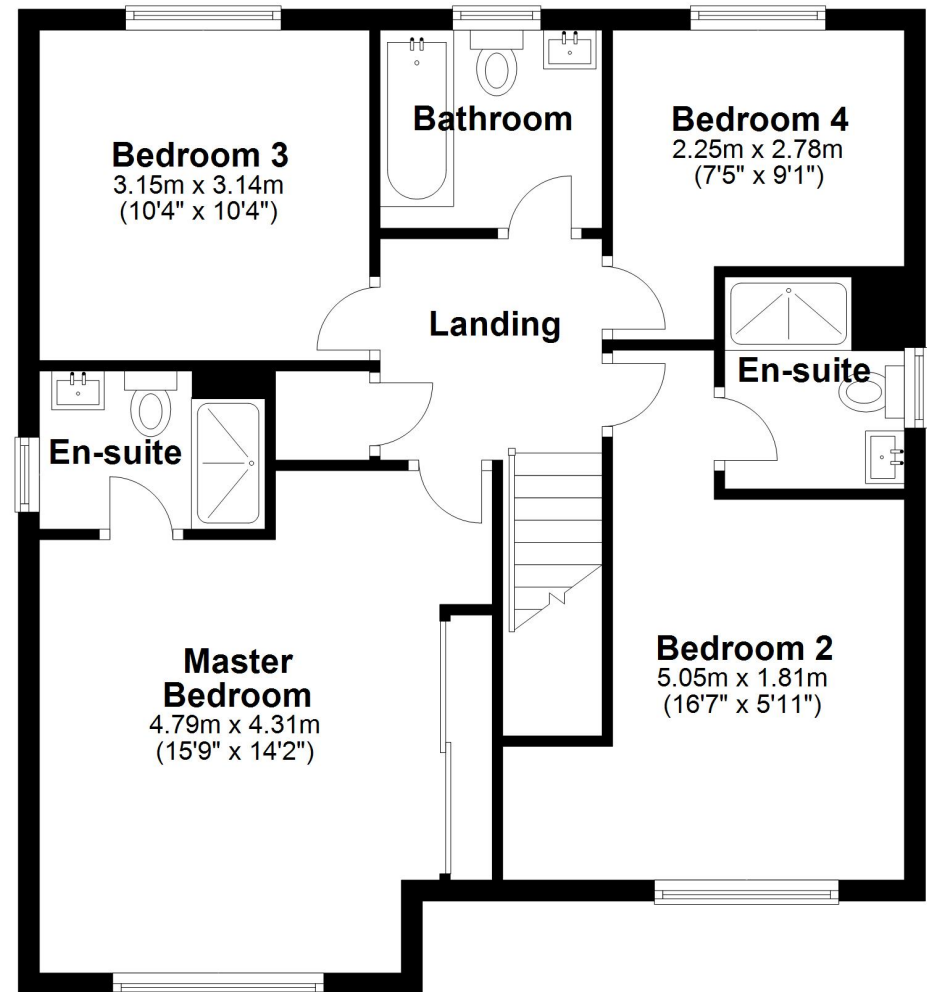
Ground Floor

Approx. 73.6 sq. metres (791.8 sq. feet)



First Floor

Approx. 69.8 sq. metres (750.8 sq. feet)



Total area: approx. 143.3 sq. metres (1542.7 sq. feet)

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.

