



Ampthill Way, Faringdon
Oxfordshire, Guide Price £475,000

Waymark

Ampthill Way, Faringdon SN7 7GS

Oxfordshire

Freehold

Detached Family Home | Four Spacious And Light Bedrooms | Three Modern Bathrooms | Three Reception Rooms | Bespoke Outside Office/Garden Room Complete With Bi-Fold Doors | Beautiful Newly Fitted Kitchen | Enhanced And Improved By Current Owners | Driveway Parking And Converted Garage/Store | Front & Rear Gardens | Landscaped Rear Garden | Popular And Sought After Location

Description

A fantastic opportunity to purchase this beautiful four bedroom link-detached family home which has been enhanced and improved by the current owners. The property is located in a popular and sought after location on the edge of Faringdon, and is walking distance to local amenities including local shop, leisure centre and Faringdon secondary school/college. This impressive property benefits from four spacious bedrooms, three modern bathrooms, three reception rooms, off-street parking, garage/store, front and rear gardens, as well as a bespoke outside office/garden room.

The accommodation comprises; Entrance hall with built-in storage, downstairs w/c, utility room with access to garden, newly installed bespoke kitchen with some built-in appliances, spacious sitting room with bay window, dining room with French doors out to the garden, family/play room, landing, modern family bathroom, and four spacious and light bedrooms, two with modern en-suite shower rooms and master with large built-in wardrobes.

The owners have enhanced the property with a newly installed kitchen, newly built bespoke storage in the entrance hall area, hard wooden flooring throughout most of the ground floor. As well as a built a beautiful outside office/summerhouse in the garden. The majority of the garage has also been converted into a family/play room.

Outside there is a small front garden as well as driveway parking which leads up to the garage/store. The rear garden has been landscaped and is mainly laid to lawn along with a paved patio area and decking area. There is also a bespoke outside office/summer house complete with power, lighting and heating.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas and upvc double glazing throughout. This property really must be seen 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

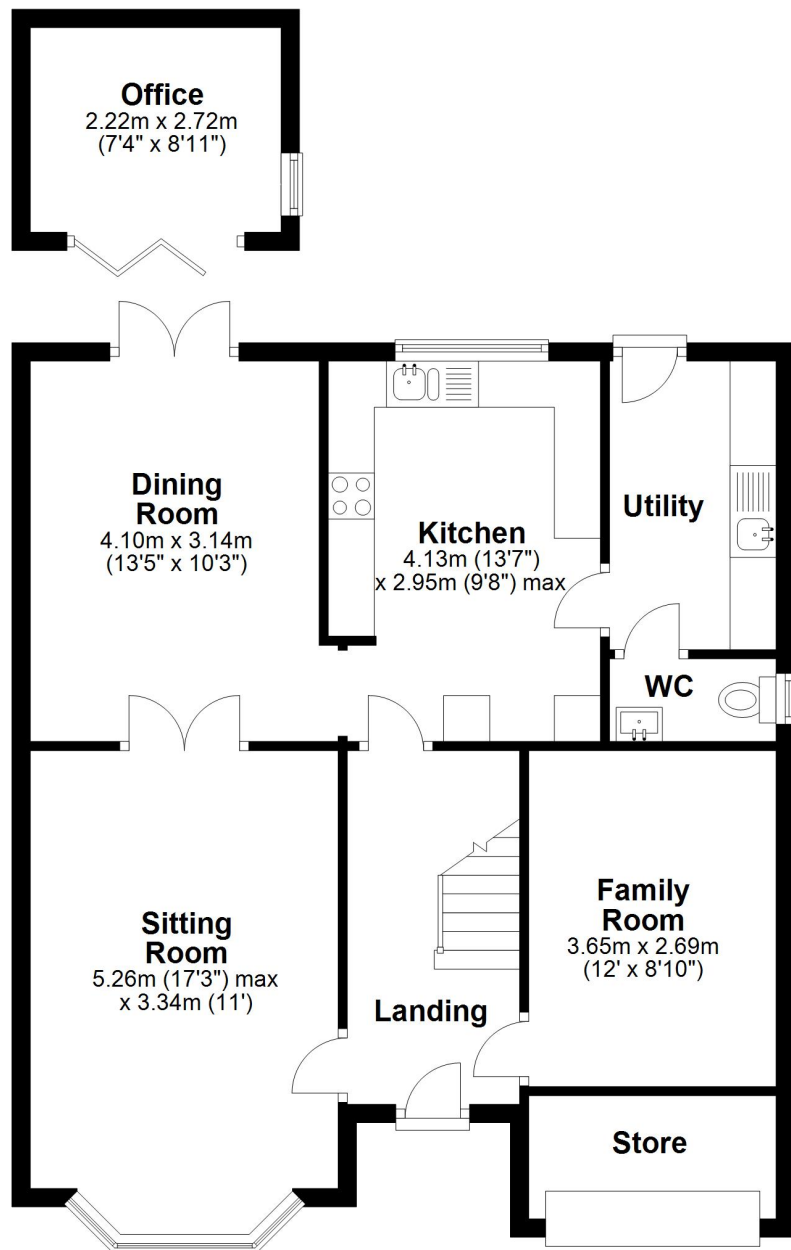
T: 01367 820070

E: farindon@waymarkproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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	

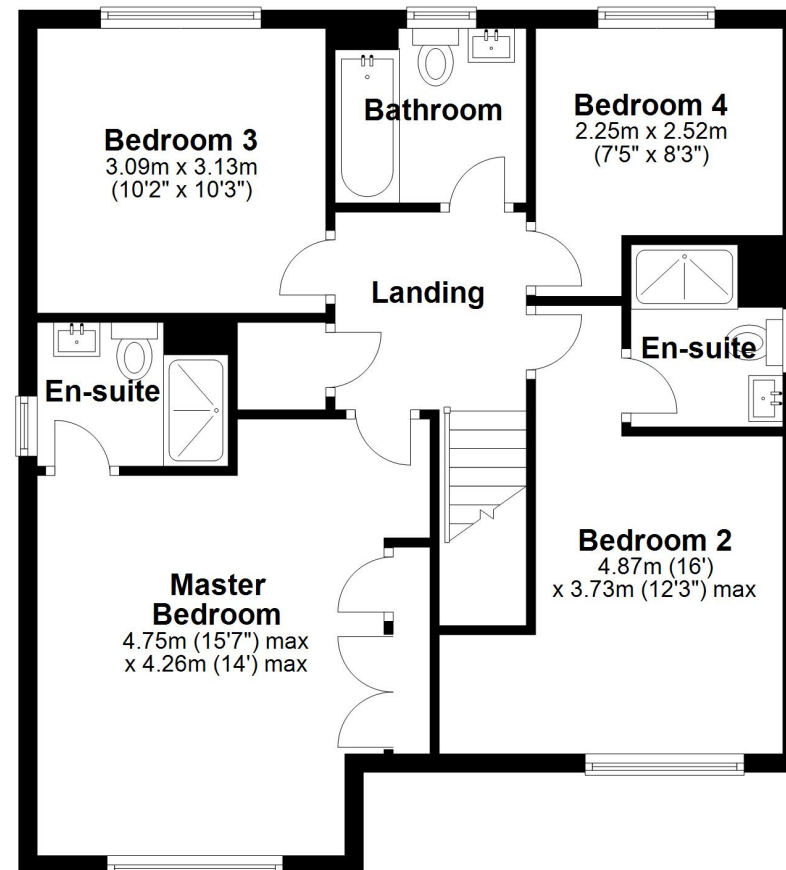
Ground Floor

Approx. 78.1 sq. metres (840.3 sq. feet)



First Floor

Approx. 67.5 sq. metres (726.8 sq. feet)



Total area: approx. 145.6 sq. metres (1567.0 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.

