



Amphill Way, Faringdon  
Oxfordshire, Offers in Excess of £640,000

Waymark



# Ampthill Way, Faringdon SN7 7LE

Oxfordshire

Freehold

**Substantial Detached Family Home | Five Double Bedrooms | Master Bedroom Complete With En-Suite And Fitted Wardrobes | Four Spacious Reception Rooms | Open Plan Kitchen/Diner With Bi-Fold Doors To Garden | Three Modern Bathrooms Including Two En-Suite Shower Rooms | Utility & Downstairs W/C | Converted Double Garage With Velux Windows | Comer Plot Location | Landscaped And Private Rear Garden | Popular And Sought After Location**

### Description

A fantastic opportunity to purchase this spacious and well presented five double bedroom detached family home which is situated on the edge of Faringdon in a popular and sought after location. The property is walking distance to local amenities including local shop, leisure centre and schooling as well as benefiting from great commuter access onto the A420. The property also benefits from four reception rooms including open plan kitchen/diner, three modern bathrooms, private and easy to maintain rear garden, off-street parking and converted double garage.

The accommodation is extensive and comprises; large central hallway with under-stairs storage cupboard, utility room/ downstairs wc, study with a bay window, family room with a bay window, generous sitting room with bi-fold doors out to the garden, large dual aspect kitchen/dining room complete with breakfast bar, integrated appliances and bi-fold doors out to the garden, open landing with a storage cupboard, modern family bathroom with both walk-in shower and bath, five generous double bedrooms with the master bedroom complete with en-suite shower room and fitted wardrobe, and the second bedroom also benefiting from a modern en-suite shower room. The double garage has been converted and now offers a versatile space for all hobbies/requirements, complete with lights, power sockets, and velux windows.

The property is situated on a corner plot and offers ample off street parking to the front of the double garage. The rear garden is private, landscaped, and is low maintenance with a balance of grass, patio, and decking areas which provide plenty of options for entertaining and al fresco dining. There is also rear access to the garage in the garden.

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.

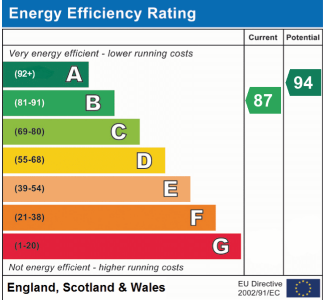
### Viewing Information

By appointment only please.

### Local Authority

Vale of White Horse District Council

Tax Band: G

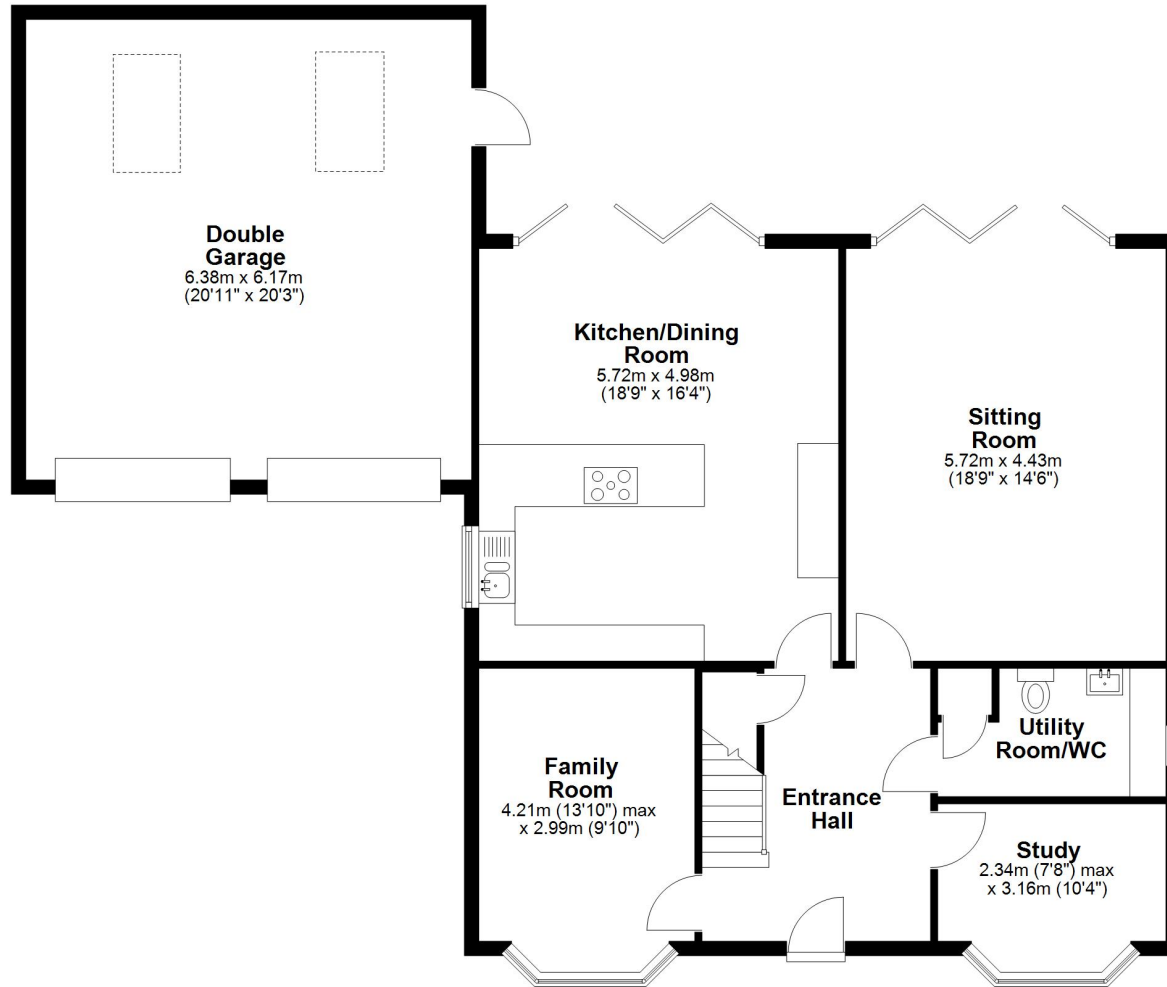


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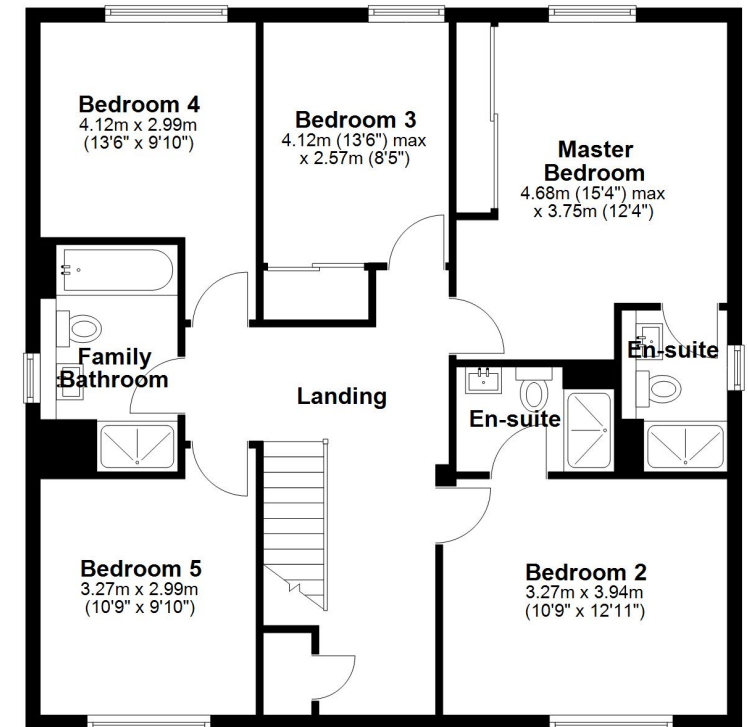
## Ground Floor

Approx. 131.7 sq. metres (1417.4 sq. feet)



## First Floor

Approx. 91.4 sq. metres (983.4 sq. feet)



Total area: approx. 223.0 sq. metres (2400.8 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.



