



Amphill Way, Faringdon  
Oxfordshire, Offers in Excess of £375,000

Waymark

# Amphill Way, Faringdon SN7 7GS

Oxfordshire

Freehold

**Detached Family Home | Three Double Bedrooms | Master Bedroom With Both Fitted Wardrobes And En-Suite Shower Room | Two Spacious Reception Rooms | Including Open Plan Kitchen/Diner With Built-In Appliances | Sitting Room With Access To Garden | Two Modern Bathrooms And Downstairs W/C | Rear Garden | Driveway Parking With EV Charging Port | Single Garage | Popular And Sought After Location**

## Description

A fantastic opportunity to purchase this spacious three 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 boasts two spacious reception rooms, two modern bathrooms, driveway parking, garage and rear garden.

This beautiful home is one of the largest three bedroom designs on the development and the accommodation comprises; Entrance hall with built-in storage, downstairs w/c, modern open plan kitchen diner with built-in appliances, spacious sitting room with french doors and windows out to the garden, landing with storage cupboard, modern family bathroom and three light and airy double bedrooms, master with built-in wardrobes and modern en-suite shower room.

Outside there is a driveway for one/two cars along with an EV car charging point which leads up to the single garage. The rear garden is mainly laid to lawn along with a paved patio area which is perfect for outside dining and entertaining. There is also pedestrian access into the garage from the garden.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating as well as 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: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		95
(81-91)	<b>B</b>	84	
(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	

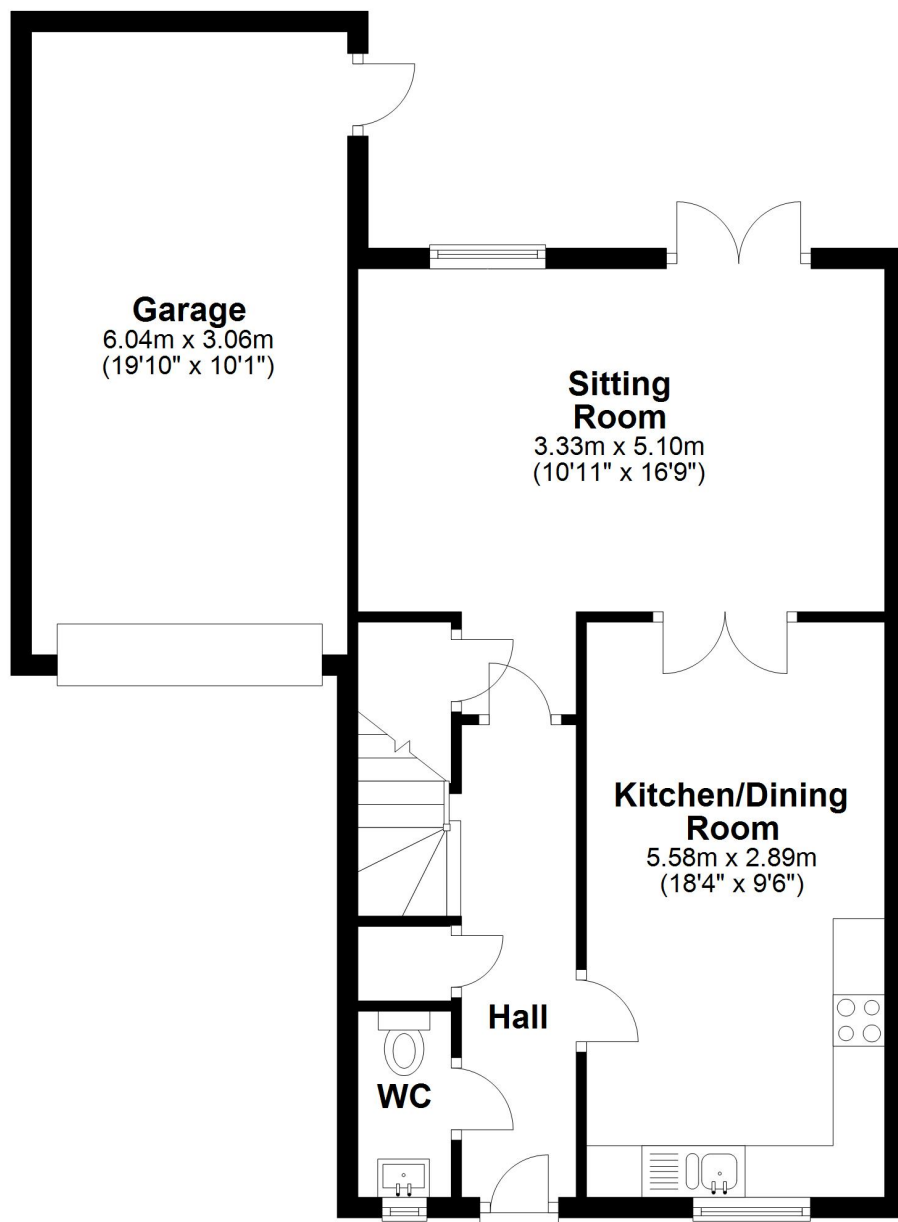


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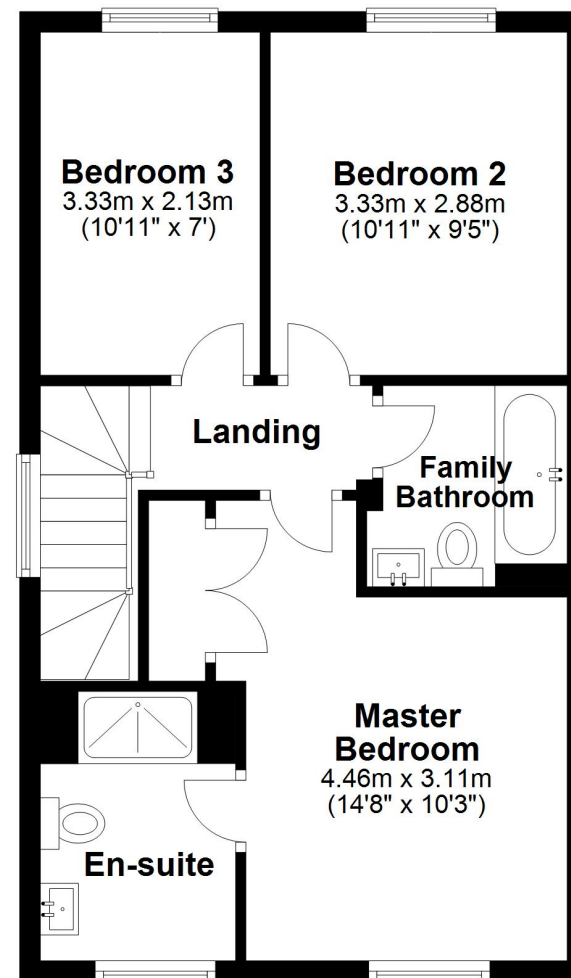
## Ground Floor

Approx. 64.8 sq. metres (697.8 sq. feet)



## First Floor

Approx. 46.0 sq. metres (494.7 sq. feet)



Total area: approx. 110.8 sq. metres (1192.5 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.

