

PerryBishop

PROPERTY MADE PERSONAL

Amphill Way, Faringdon, Oxfordshire SN7 7LE



Modern detached family home • Three well proportioned bedrooms • Spacious sitting room with patio doors on to garden • Fabulous kitchen/diner • Master bedroom with en-suite shower room and built in wardrobes • Family bathroom and downstairs cloakroom • Garage with tandem driveway parking • Enclosed low maintenance rear garden • EPC B



Amphill Way,

Faringdon, Oxfordshire SN7 7LE

Key Features



3
Bedrooms



2
Bathrooms



2
Receptions

About the property

A bright detached family home, well-presented, situated on the popular Faringdon Fields development on the outskirts of Faringdon town.

Upon entering, you are greeted by a hall with stairs rising to the first floor, cloakroom, and large storage cupboard. There is a kitchen/diner to the front of the home which is fitted with an array of floor and wall mounted units and integrated appliances such as washing machine, dishwasher, oven and hob. Glass French doors take you through to the spacious living room with further French doors out to the garden.

Upstairs sit three double bedrooms with the master boasting a fantastic, large en suite shower room and in-built wardrobes. The other two bedrooms are serviced by a modern family bathroom.

Outside, the property has a single garage with off road parking for a couple of vehicles. The garden is incredibly low maintenance with a patio area, ideal for summer BBQs, with edged borders and a good-size shed.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

Amenities

The historic market town of Faringdon, dating back at least to the 12th century, has a thriving community and amenities such as the Leisure Centre, Library, Faringdon Community College, The Elms and Folly View primary schools as well as The Old Station Nursery and doctors' and dentists' surgeries. Buses travel from the town to private schools at Abingdon. The town now boasts three large supermarkets.

Faringdon is also ideally positioned for the A420, leading to the A34, M40 and M4 and mainline railway services from Swindon, Oxford, Oxford Parkway and Didcot Parkway. There is a frequent bus service through the town from Swindon to Oxford and back, linking to rail services and airports.

The Tower on Folly Hill was built by Lord Berners in 1935 and affords panoramic views across four counties. For over 20 years, the town has been twinned with Le Mêle-sur-Sarthe in France and more recently with Konigstein im Taunus in Germany. In 2004, Faringdon became the first Fairtrade town in the South East of England.





Directions

From Faringdon Market Place, proceed through Cornmarket and up Marlborough Street. At the roundabout, cross over into Coxwell Street/Coxwell Road and continue up and over the hill to the edge of the town. Turn left into Ampthill Way (Faringdon Fields). Follow the road around the green, where the property is situated on the right hand side behind the apartments.

Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

Local Authority

Vale of White Horse District Council

Council Tax Band E

Our reference

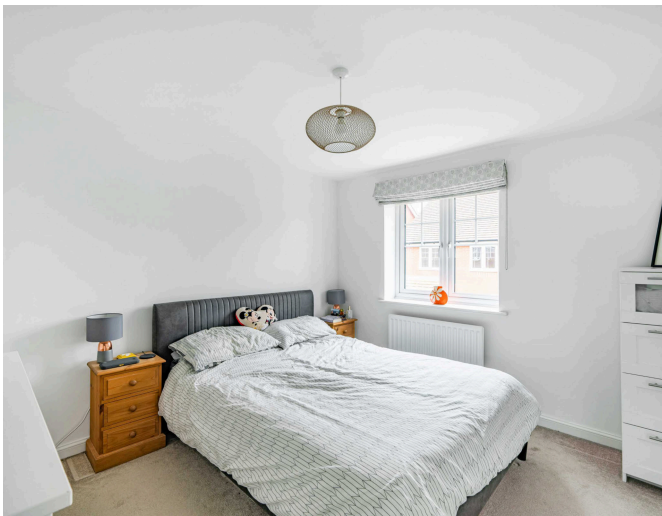
FAR/HD/KF/09072024

We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

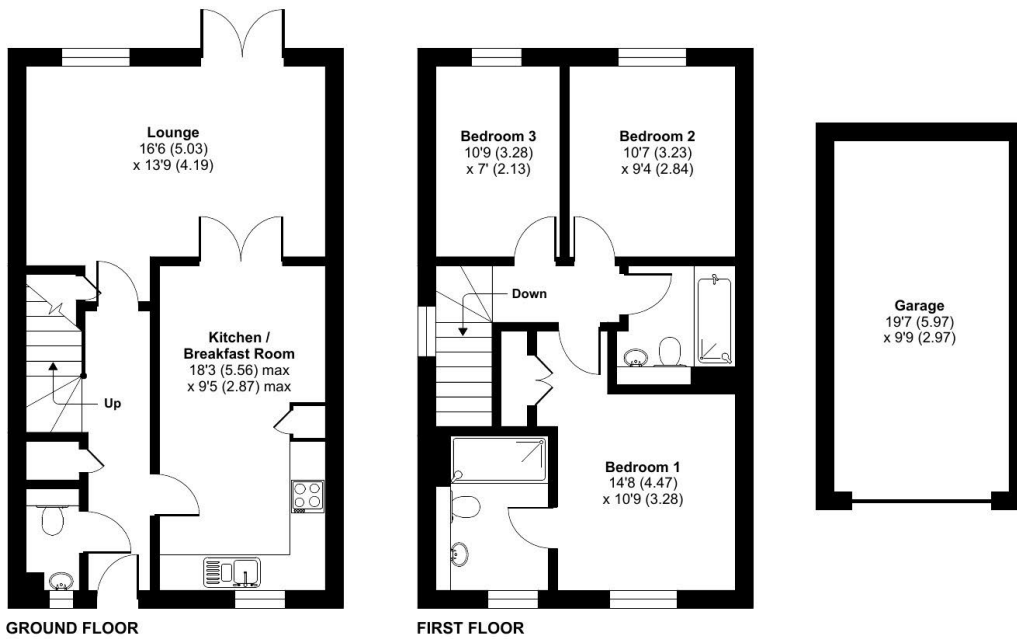
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Approximate Area = 986 sq ft / 91.6 sq m
Garage = 193 sq ft / 17.9 sq m
Total = 1179 sq ft / 109.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.

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Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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