

## Ampthill Way, Faringdon, Oxfordshire SN7 7GS



Stunning detached home • Five bedrooms • Impressive kitchen/dining/family room • Bright sitting room • Two en suite bathrooms • Enclosed garden with garden office • Solar Panels • Double garage and parking • EPC B

# Ampthill Way,

Faringdon, Oxfordshire SN7 7GS

## Key Features



5  
Bedrooms



3  
Bathrooms



3  
Receptions

## About the property

A well-presented modern detached property, boasting five bedrooms and an array of desirable features. This house has been beautifully decorated by the current owners and exudes a sense of brightness, comfort, and homeliness throughout, making it the perfect family home.

Upon entering, you are greeted by a spacious hall with stylish panelling, cloakroom and understairs storage. On one side of the hall is a study/playroom, and on the other, a bright sitting room with boxed bay window and shuttering. To the rear sits a fabulous kitchen/dining/family room spanning in excess of 30ft. This is the real heart of the home, with seamless Karndean flooring and French doors out to the garden. The kitchen features Shaker-style units, integrated dishwasher, double oven, gas hob and a good-sized breakfast bar. There is access from here into a utility room.

Upstairs are five double bedrooms. The largest two feature modern en suite shower rooms with the master benefitting from inbuilt wardrobes. All the others are serviced by a family bathroom. Outside, there is a double garage with electric car charging point and off-road parking for several vehicles. The rear garden is fully enclosed with gated access and is laid predominantly to lawn with shrub borders and a private patio area. A recently built work from home office is placed in a discreet corner of the garden and provides flexible usage options, allowing for a gym or hobby space to suit your needs. This is fully insulated with a number of power points.

Completing this fantastic home is the recent addition of solar panels which are privately owned, creating fantastic energy efficiency.

## 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, 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 from 2022 with Königstein 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 the hill to the edge of the town. Turn left into Ampthill Way (Faringdon Fields) and take the third left turn into Lower Greensands. At the end of this road turn right and the property can be found on the right hand side.

## 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 F

## Our reference

FAR/HD/KF/13022024

## We'd love to hear from you

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# Amphill Way, Faringdon, Oxfordshire, SN7

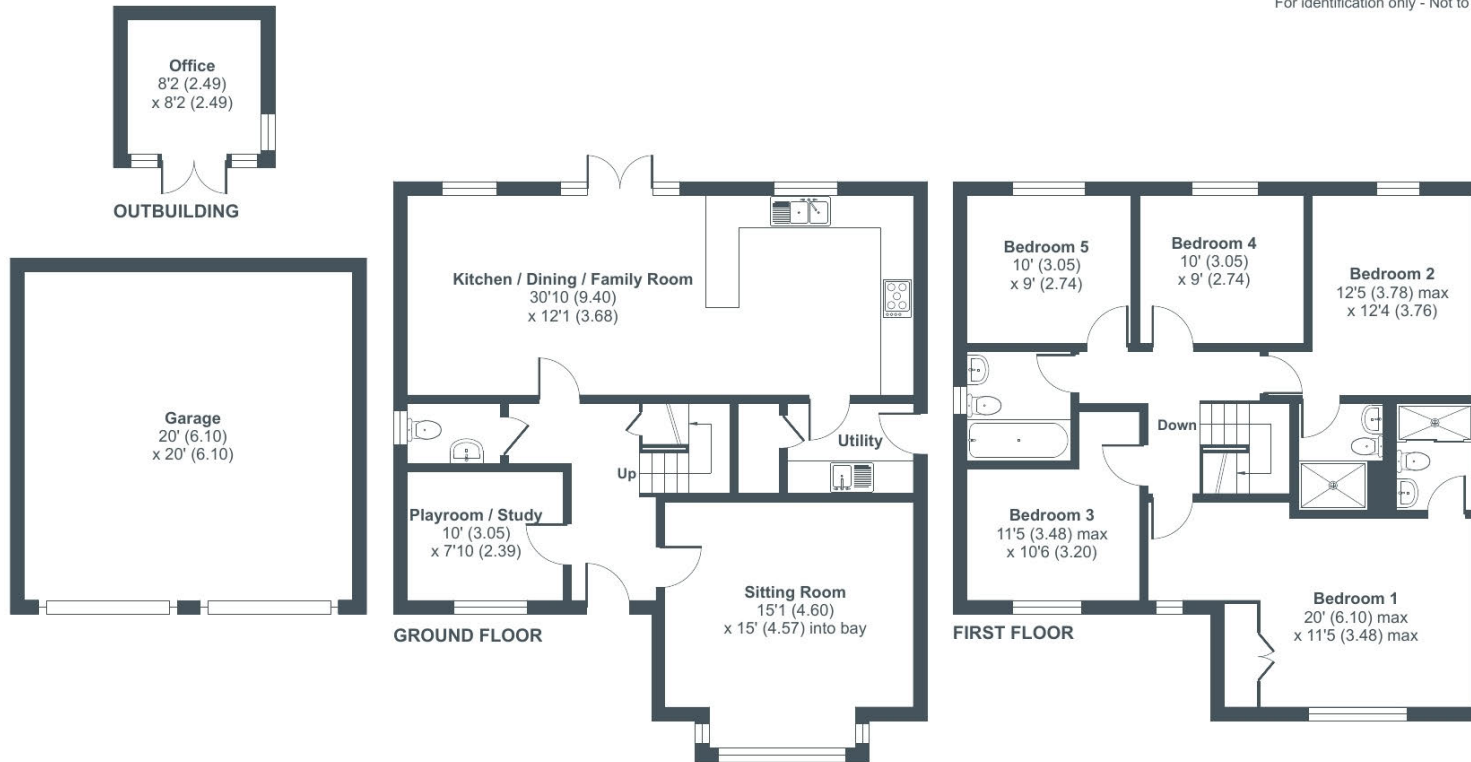
Approximate Area = 1740 sq ft / 161.6 sq m

Garage = 400 sq ft / 37.1 sq m

Outbuilding = 67 sq ft / 6.2 sq m

Total = 2207 sq ft / 204.9 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). © nchecon 2024. Produced for Perry Bishop. REF: 1083526



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