

## Amphill Way, Faringdon, Oxfordshire, SN7 7GS



- Beautifully decorated ● Four double bedrooms and a downstairs office ● Garden with great privacy
- En-suite and wardrobes in main bedroom ● On the edge of the development ● EPC B

# Amphill Way,

Faringdon, Oxfordshire, SN7 7GS

## Key Features



4

Bedrooms



2

Bathrooms



2

Receptions

## About the property

A well-presented modern detached property, boasting four bedrooms set on the edge of the development. 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 a 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. Double doors then lead through into the fabulous kitchen/dining/family room, the kitchen is fitted with an array of cupboards and a breakfast bar adds separation to the room. This is the real heart of the home, with French doors out to the garden. Completing the downstairs accommodation is a separate utility room.

Upstairs are four double bedrooms. The largest features modern en-suite shower rooms and inbuilt wardrobes. All the others are serviced by a family bathroom.

Externally the garden offers amazing privacy, with a long patio closest to the house and the rest mainly laid to lawn. Side access then takes you round to the single garage and parking. In front of the house is a large tree line and ample space for visitors to park.

## 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 and The Place Family Centre. 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.

## Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

## 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 Amphill Way (Faringdon Fields) and take the fourth left turn into Kimmeridge. At the end of this road turn right and the property can be found on the right hand side.

What 3 Words

**autumn.gone.pricing**

## Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Gas

## Local Authority

Vale Of White Horse District Council

Council Tax Band - F

## Our reference

FAR250265

22nd June 2026

## We'd love to hear from you

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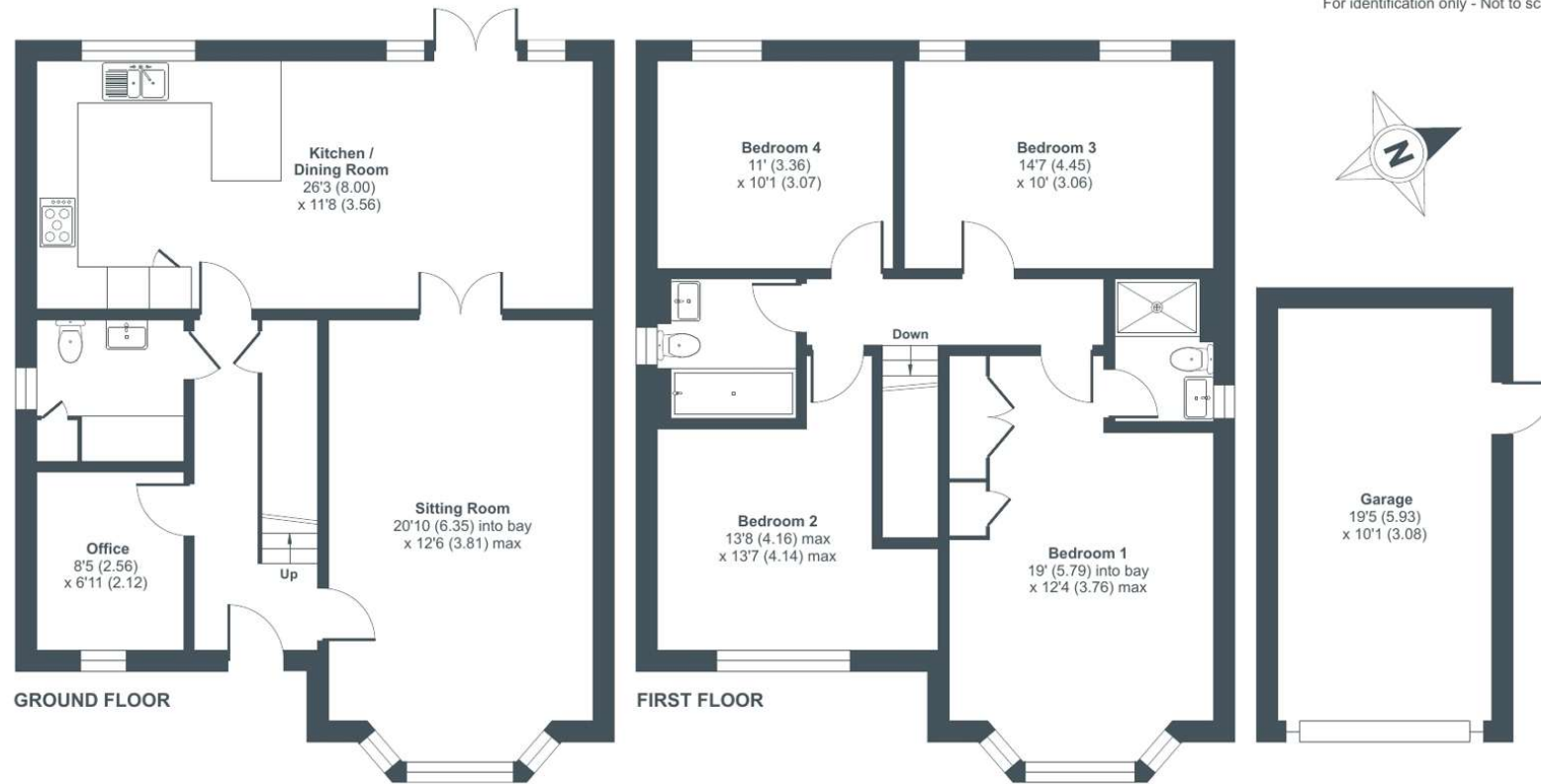
# Amphill Way, Faringdon, Oxfordshire, SN7

Approximate Area = 1568 sq ft / 145.6 sq m

Garage = 197 sq ft / 18.3 sq m

Total = 1765 sq ft / 163.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2026. Produced for Perry Bishop. REF: 1480276



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