

Lamb Lane, Buckland, Oxfordshire, SN7 8QP



Versatile period property • Benefitting from being extended in the 80's & 2005 • Sitting room with fireplace • Kitchen with Aga style range & separate utility room • Garden room with versatile mezzanine floor • EPC E •

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Key Features



3
Bedrooms



2
Bathroom



3
Reception

About the property

Offering superb flexible living accommodation, Lavender Cottage comprises a most attractive Grade II listed, semi-detached cottage located within the wonderful village of Buckland. The property has been the subject of a successful refurbishment programme and enjoys the added benefit of a modern extension which blends sensitively with the traditional character.

The well-proportioned accommodation comprises an entrance hall, which gives access to some of the reception rooms and has stairs rising to the first floor. At the front of the property is a superb sitting room with an oak floor, stone fireplace and wood burner. There is an adjacent dining room which is partly open to the kitchen. This characterful room is fitted with a good range of units, with a cooking range, space for further appliances and exposed beams.

The ground floor also benefits from a large garden room with French doors opening onto the patio and stairs up to an attractive mezzanine/office/bedroom area.

In addition, the ground floor also boasts a double bedroom/home office, a wet room with toilet, utility room and larder.

On the first floor, there is a spacious master bedroom and a family bathroom, with large linen cupboard. Stairs rise to the second floor which has a further bedroom with a vaulted ceiling and exposed beams.

Externally, the property has an attractive garden situated on two sides of the house. One aspect features a Tuscan style courtyard including water feature, which is ideal for alfresco dining. Steps lead up to the lawn area, which has some well stocked borders and a seating area that provides a wonderful view of the property. In addition, there is gated off road parking for at least one vehicle.

The property has mains water, gas, electricity and drainage connected and the tenure is assumed to be Freehold.

Amenities

Buckland is a picturesque village, situated approximately 14 miles south-west of Oxford, and falls within a conservation area. Within the village is a lively village hall, a Norman church, a popular public house/restaurant, The Lamb at Buckland, and a much sought after primary school. St Hugh's Preparatory School is approximately a mile away and there are convenient bus and coach links to the independent schools in Oxford and Abingdon and to Faringdon Community College.

Good road links provide access to Faringdon, Wantage, Abingdon, Oxford and Swindon, which lead to the M40 and M4 motorways respectively. There are mainline rail services from Oxford, Oxford Parkway, Didcot Parkway and Swindon and a frequent bus service between Swindon and Oxford, which links to trains and airports.

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, take the A420 towards Oxford. After approximately four miles, at the Buckland crossroads turn left. Proceed for around half a mile and take the left hand turn, signposted for The Lamb Tavern. the property can be found on the right hand side.

What 3 Words ///showering.deprives.downsize

Services & Tenure

Tenure - Freehold
Electricity - Mains Supply
Water - Mains Supply
Sewerage - Mains Supply
Heating - Gas Central

Local Authority

Vale Of White Horse District Council
Council Tax Band - E

Our reference

FAR100143 /19th March 2026

We'd love to hear from you

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what the owner said

This has been our home for nearly 25 years and we will be sad to leave. Our daughter was 4 months old when we moved here from London and has benefitted from growing up in a beautiful village with a choice of fantastic schools close by. We have all enjoyed being so close to Oxford with all that it has to offer. We have great neighbours who support with occasional pet sitting. We also share our house and garden with various nesting birds - a delight every spring.







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Approximate Area = 1932 sq ft / 179.4 sq m (exclude void)

Limited Use Area(s) = 185 sq ft / 17.1 sq m

Total = 2117 sq ft / 196.6 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). © ncthemcom 2026. Produced for Perry Bishop. REF: 1419249



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