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PROPERTY MADE PERSONAL



Warren House Great Coxwell, Faringdon, SN7 7NB

Warren House

Great Coxwell, Faringdon, SN7 7NB

Key Features



4
Bedrooms



3
Bathrooms



4
Receptions

- A Georgian farmhouse, extended to create a unique family home in a popular village location
- Four generous bedrooms
- Sitting room & Dining room with wood burners
- Separate snug with doors to the garden
- Kitchen breakfast room, Music room & Study
- Wrap around gardens, driveway parking and garage
- No onward chain
- EPC - D

About the property

Once in a while a property comes along with something really special and unique about it, and this home is certainly one of them. Dating back to the 1700's this Georgian farmhouse has been adapted, converted and extended over the years to provide a truly amazing family home, whether you're looking for spacious and flexible accommodation or perhaps bringing two families together with multi-generational living, this home offers something for everyone

Throughout the house all the rooms are of good size, within the ground floor you have two reception hallways, one to either side of the property. The original farmhouse hallway is full of character with exposed beams, tiled flooring and stairs leading up to the first floor. Flanking this hallway is a music room with an adjacent office and the main sitting room for the house which has an impressive inglenook fireplace, stone walls, and exposed beams. An inner hallway provides access to the first floor and links the main hallway back to the dining room. The dual aspect dining room features a brick fireplace with inset wood burner and leads pleasantly through to the kitchen. The real feature of the kitchen is the master Chef gas Aga, with enough cooking rings to feed any size family.

Adjacent to the kitchen is a handy utility room and to the rear of the kitchen is the second entrance hallway, which again has stairs leading to the first floor, as well as access to the garden and to the garden room. The garden room is the newest part of the home and features underfloor heating VELUX windows and doors that lead out to the main garden.

The first floor can be reached from three different staircases, that provide access to the four double bedrooms. The main two bedrooms are in the original part of the house, and both feature refurbished Sash windows, exposed beams and built in wardrobes. There are two further bedrooms which are both nice doubles and benefit from having inbuilt wardrobes and are again filled with plenty of character. There is a family bathroom situated in the middle of the first floor and in addition there is a downstairs bathroom separate downstairs shower room, located to either side of the property.

Externally the property has driveway parking which leads to a single garage which has an electric car charging point. The main garden is in the center of this U-shaped house. This private hideaway is mainly laid to lawn with a patio area, there's gated access through to the vegetable garden which has a series of raised beds and opens out to the fruit garden where there are a couple of lovely fruit trees. A side gate links you back to the front of the property, where again there is a good size lawned garden which is enclosed and once again a private hideaway.

You really need to visit the property to truly understand the complexity and the character of it. Nestled peacefully within the village the property enjoys a great deal of privacy.

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.



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 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 into Marlborough Street. At the mini roundabout go over into Coxwell Street/Road and continue on this road heading out of Faringdon. At the mini-roundabout go over and follow the road into the village of Great Coxwell. At the T-junction turn left and the property can be found on the left hand side by the turning to The Laurels.

What 3 Words: toys.uplifting.flag

Services & Tenure

Tenure - Freehold
Electricity - Mains Supply
Water - Mains Supply
Sewerage - Mains Supply
Heating - GasCentral

Local Authority

Vale Of White Horse District Council
Council Tax Band - G

Our reference

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We'd love to hear from you

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**Approximate Gross Internal Area 3642 sq ft - 339 sq m
(Including Garage)**

Ground Floor Area 2299 sq ft – 214 sq m

First Floor Area 1343 sq ft – 125 sq m



Ground Floor

First Floor

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

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