

Great Coxwell, Faringdon, Oxfordshire SN7 7LY



Detached family home • Four bedrooms • Dual aspect sitting room • Separate dining room • Utility room • Enclosed rear garden • Garage and driveway parking • No onward chain • EPC E

Great Coxwell, Faringdon, Oxfordshire SN7 7LY

Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

Built in the 1960s, this four-bedroom detached family home is set on a good sized plot near the heart of this popular village of Great Coxwell.

Approached via an entrance porch, the main hallway provides access to both the reception room and dining room, as well as the cloakroom. The sitting room is situated to the rear of the property; the dual aspect room has a fireplace and French doors leading to the rear garden. The separate dining room is at the front of the home and provides access to the kitchen. The kitchen is fitted with a good range of units with an inbuilt double oven, gas hob, and space for further appliances along with the boiler. Adjacent to the kitchen is the spacious utility room which provides access to both the front and the rear of the property.

On the first floor, the large galleried landing provides access to the four nicely proportioned bedrooms and a family bathroom.

Externally, to the front of the house, there is ample driveway parking which leads to the double garage which has an electric up and over door. To the rear of the garage is a workshop that has access into the rear garden. The front of the property is quite private, with a lawn area tucked behind a large front hedge. The private rear garden is enclosed and is mainly laid to lawn with patio area, shrubs, and a summerhouse.

NB. In 2024 the property underwent underpinning and has had building regulations sign off.

Amenities

Great Coxwell is a small cul-de-sac village about two miles south west of Faringdon, just off the A420 Oxford to Swindon road.

There is a small 12th century church of St Giles and on the northerly edge of the village is Great Coxwell Barn which was completed in the middle of the 13th century. It is the finest surviving medieval barn in the country. The National Trust owns much of the surrounding farmland as well as this magnificent barn. The Reading Room is situated in the heart of the village, and is the venue for

village functions and summer teas.

The historic market town of Faringdon has a thriving community and amenities such as the Leisure Centre, Library, Faringdon Community College, Junior and Infant schools as well as The Old Station Nursery and doctors' and dentists' surgeries. School buses serve the independent Abingdon schools of St Helen's and St Katharine's, Our Lady's, Abingdon School and Abingdon Preparatory School. Nearby are both St Hugh's and Pinewood preparatory schools. The town has several supermarkets including Aldi, Tesco and Waitrose. A community minibus service into town is available for villagers during the week.

Faringdon is ideally positioned for the A420, leading to the A34, M40, M4 and M5 and mainline railway services from Swindon, Oxford, Oxford Parkway and Didcot Parkway. Stagecoach operate a frequent bus service through the town from Swindon to Oxford and back, via the Defence Academy at Shrivenham, 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 nearly 30 years, the town has been twinned with Le Mêle-sur-Sarthe in France and 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, continue over into Coxwell Street/Coxwell Road and proceed for a further mile or so. At the next roundabout, continue over and follow the road into Great Coxwell. The property can be found on the right handside before the T junction.

What3Words: ///afternoon.raced.beside

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/LH/KF/11112024

We'd love to hear from you

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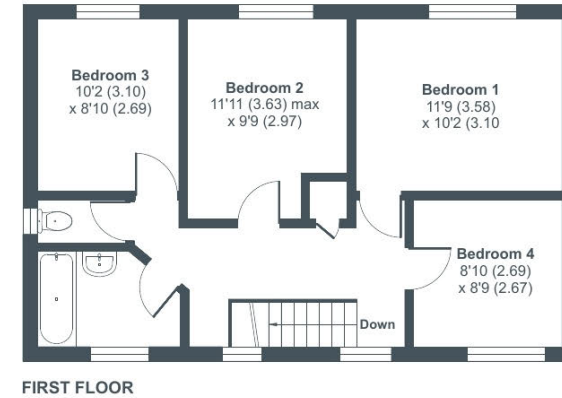
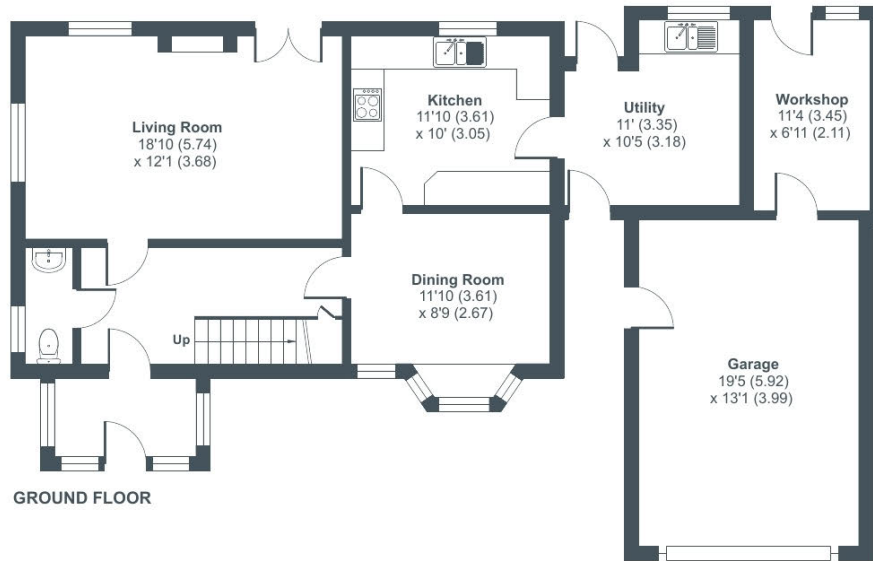




Sandcroft, Great Coxwell, Faringdon, SN7

Approximate Area = 1716 sq ft / 159.4 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Perry Bishop & Chambers. REF: 965130



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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.

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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