

Little Coxwell, Faringdon, Oxfordshire, SN7 7LW



Beautifully renovated throughout ● Returned to its grand historic condition ● Detached garden "annex" ● Five double bedrooms ● Path on to local playing fields ● EPC E ●

Little Coxwell,

Faringdon, Oxfordshire, SN7 7LW

Key Features



5
Bedrooms



3
Bathrooms



3
Receptions

About the property

Located in the highly desirable village of Little Coxwell, just a short walk to both the countryside and the town centre in Faringdon.

Coming in through the beautiful original door is the newly tiled hallway, with underfloor heating. This provides access into the living room; located at the front of the house with sash windows flooding the room with natural light from the south, the room centres around a large original fireplace. At the rear of the house is the kitchen/dining room that has an intimate yet spacious feel. A handmade English tiled floor has been used to emulate the character while also being fitted with underfloor heating to make this space great for socialising or entertaining. The kitchen has been newly fitted and has space and plumbing for white goods with a wraparound counter; there is space for a good sized table and a small seating area under the window. This room then provides access to the boot room and side door, as well as a separate utility and downstairs shower room.

Completing the downstairs accommodation is a further reception room fitted with oak smoked wooden flooring, currently utilised as an office/play room but once upon a time was a formal dining room off the kitchen, with the original shutters still around the sash window.

As you ascend the down-lit stairs to the first floor, you see another original, long thin window. On this floor are two double bedrooms, the largest, once two rooms, now has a great dressing room section, with dual aspect windows. The second double also is dual aspect. The family bathroom has been renovated and redecorated to a great standard and offers all the modern amenities one would want.

To the second floor are two further bedrooms/rooms with Velux windows offering far reaching views over the fields and local stables. Between the two rooms is additional built-in storage.

Externally, at the bottom of the garden, is an "annexe", that has the potential (subject to planning) to be a great source of income as an AirBnB, this would also make a great hobby room or office. The water and electricity are on a separate supply to the house and it is fully equipped with a kitchen and bathroom.

The garden is fully enclosed by an old stone wall and is mainly laid to lawn with side access. There is also a private gate and path leading to the local playing fields. The front garden is a beautiful sun trap and is mainly gravelled, with a great seating area and surrounded by a wrought iron fence.

**Please note, the owners of the house purchased it as a five bedroom home. It is believed that the loft and "annexe" have been used as rooms for many years, but it has recently come to light that they do not have building regulations or planning permission. A buyer will need to either take a view on this or retrospectively get the consent in place. **

This property is within a conservation area.

Amenities

Little Coxwell is a charming and attractive village, conveniently placed a mile or so from the A420, giving access to Faringdon, Wantage, Abingdon, Oxford and Swindon and the M40 and M4 motorways respectively. The Eagle public house has a popular restaurant as well as retaining a traditional pub atmosphere and St Mary's Church dates from the 12th century. The latter contains a number of features of historical and architectural interest, including a Norman doorway and a 15th century octagonal font.

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, turn left into Station Road/Park Road. At the roundabout, turn right on to the A420 and, after approximately one mile, take the left hand turning signposted Fernham and Little Coxwell. After approximately half a mile, turn right into Little Coxwell. Follow this road into the centre of the village and, with The Eagle public house in front of you, bear right. As the road starts to bend round to the left, turn immediately right and Rose Cottage can be found on the right hand side.

What3Words: ///fools.healers.offhand

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 - G

Our reference

FAR220104/28th January 2026

We'd love to hear from you

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what the owner said

Charming village location with stunning nature walks and views. Beautiful house inside and out, flexible accommodation with the huge benefit of a separate annex that can be ran as an established let or work space.







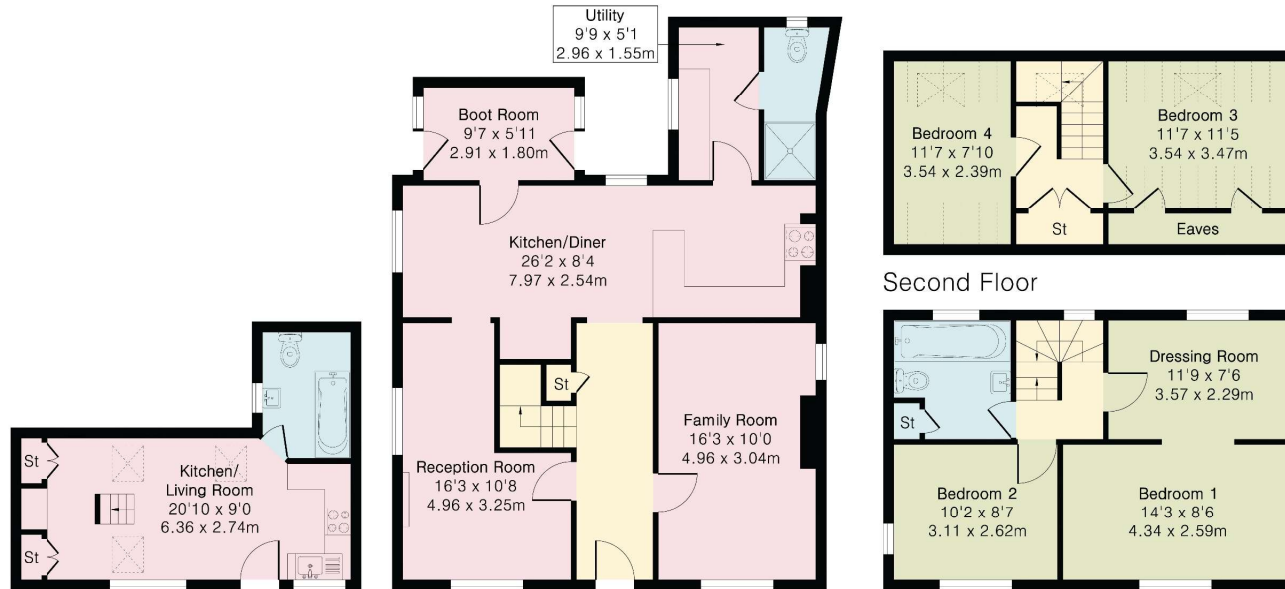
**Approximate Gross Internal Area 1726 sq ft - 160 sq m
(Including Annexe)**

Ground Floor Area 801 sq ft – 74 sq m

First Floor Area 410 sq ft – 38 sq m

Second Floor Area 290 sq ft – 27 sq m

Annexe Area 225 sq ft – 21 sq m



Annexe

Ground Floor

First Floor

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