

## The Laurels, Great Coxwell, Faringdon, Oxfordshire SN7 7NF



- Detached family home • Three well proportioned bedrooms • Welcoming hallway with cloakroom • Sitting room with view across the garden • Separate dining room • Garage and driveway parking • Garden to the front and rear • Cul de sac location • EPC D



# The Laurels,

Great Coxwell, Faringdon, Oxfordshire SN7 7NF

## Key Features



3  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

A spacious link detached home situated in a quiet cul-de-sac in the desirable village of Great Coxwell. This house has been in the family for over sixty years and offers a fantastic opportunity to put your own stamp on an exceptional property in a wonderful location.

The accommodation comprises a large hall with stairs to the first floor and cloakroom. To the rear is a bright sitting room which is dual aspect and has sliding doors opening into the garden. There is a separate dining room and kitchen which is fitted with ample base units and a further door to the garden.

Upstairs sit two double bedrooms, both with in-built wardrobes and lovely views over fields behind. There is a good-size single bedroom and family bathroom.

Outside, to the front of the property is driveway parking for two vehicles in front of a single attached garage. The rear garden is

truly wonderful. Predominantly laid to lawn with mature shrubs and borders and side and rear access gates for ease.

## 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, The Elms and Folly View primary schools as well as The Old Station Nursery and doctors' and dentists' surgeries. School buses serve the independent schools in Abingdon. Nearby are both St Hugh's and Pinewood preparatory schools. The town has three large supermarkets (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 (S6) through the town from Swindon to Oxford and back, via the Defence Academy at Shrivenham, linking to rail services 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 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 take the next left into The Laurels, where the property can be found.

What3Words: ///rhino.weary.churn

#### 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: E

#### Our reference

FAR/LH/RN/22012025

#### We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

E: faringdon@perrybishop.co.uk



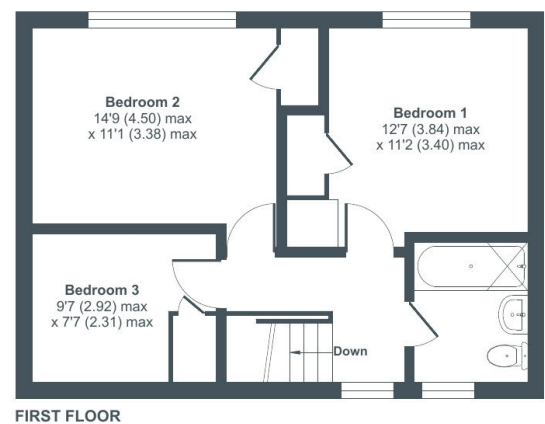
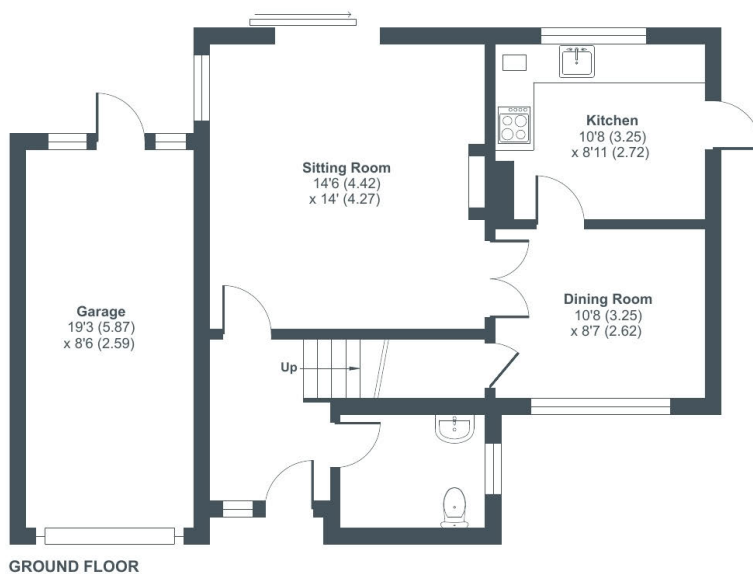
## The Laurels, Great Coxwell, Faringdon, SN7

Approximate Area = 991 sq ft / 92 sq m

Garage = 164 sq ft / 15.2 sq m

Total = 1155 sq ft / 107.2 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). © richcom 2025. Produced for Perry Bishop. REF: 1234485

**PerryBishop**  
PROPERTY MEASUREMENT

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

E: faringdon@perrybishop.co.uk

**perrybishop.co.uk**

**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.

Gloucestershire • Oxfordshire • Wiltshire

