

## Ladman Villas, Littleworth, Faringdon, Oxfordshire, SN7 8EQ



Wonderful village location • Ample driveway parking and large workshop • Extensive garden with fruit trees and raised beds • Log burner in living room • Three bedrooms • No onward chain • Multiple outbuildings including a utility building • Far reaching views across the countryside • EPC D

# Ladman Villas,

Littleworth, Faringdon, Oxfordshire, SN7 8EQ

## Key Features



3  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

The property sits on a large plot with ample driveway parking to the front and benefits from a large workshop to the rear.

Upon entering the front door there is a hall with stairs to the first floor. The sitting room is at the front with a bay window and central fireplace with working log burning stove. At the rear of the property is the kitchen / diner which is fitted with a range of floor and wall mounted units and free-standing appliances with a stable door into the garden.

On the first floor is a bright, dual aspect double bedroom and a good-sized single bedroom, both of which are serviced by a family bathroom. The second floor was converted from a loft space in approximately 2004 to create a fabulous double bedroom with far reaching views across the countryside.

Outside to the front of this home is a well tended lawn garden surrounded by raised beds and a long drive down to the property. The rear garden is simply stunning with a wooden shed housing an outside W/C and utility room, large lawned gardens with mature fruit trees, shrubs and borders, a green house and a large workshop spanning in excess 30ft with a 32 Amp electricity supply.

This is an incredibly special home, perfect as it is however would offer scope for extending subject to necessary planning permissions.

## 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

Littleworth is a small village approximately two miles north east of Faringdon, with a parish church. In the 16th century Wadley Manor was leased to the Unton family, who were prominent at the court of Queen Elizabeth I, among them Henry Unton, the diplomat. The house was visited by The Queen in 1574 and by King James I in 1603. The village has a parish church and an Asian fusion restaurant, The Snooty Mehmaan.

The historic market town of Faringdon, nearby, 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, a doctor's surgery and The Place Family Centre. The Tower on Folly Hill was built by Lord Berners in 1935 and affords panoramic views across four counties.

Faringdon is ideally positioned for the A420 which gives access to the M4, A34 and M40 and there are mainline railway links 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.

## Directions

From Faringdon, take the A420 towards Oxford and after approximately one mile, turn left into the village of Littleworth. The property can be found on the right hand side.

What3Words: ///strictly.binds.truckload

## Services & Tenure

The tenure is freehold. Mains electricity, water and drainage are connected, with a Liquid Petroleum Gas tank powering hot water and central heating.

## Local Authority

Vale of White Horse District Council

Council Tax Band- D

## Our reference

FAR/HD/MS/26062025

## We'd love to hear from you

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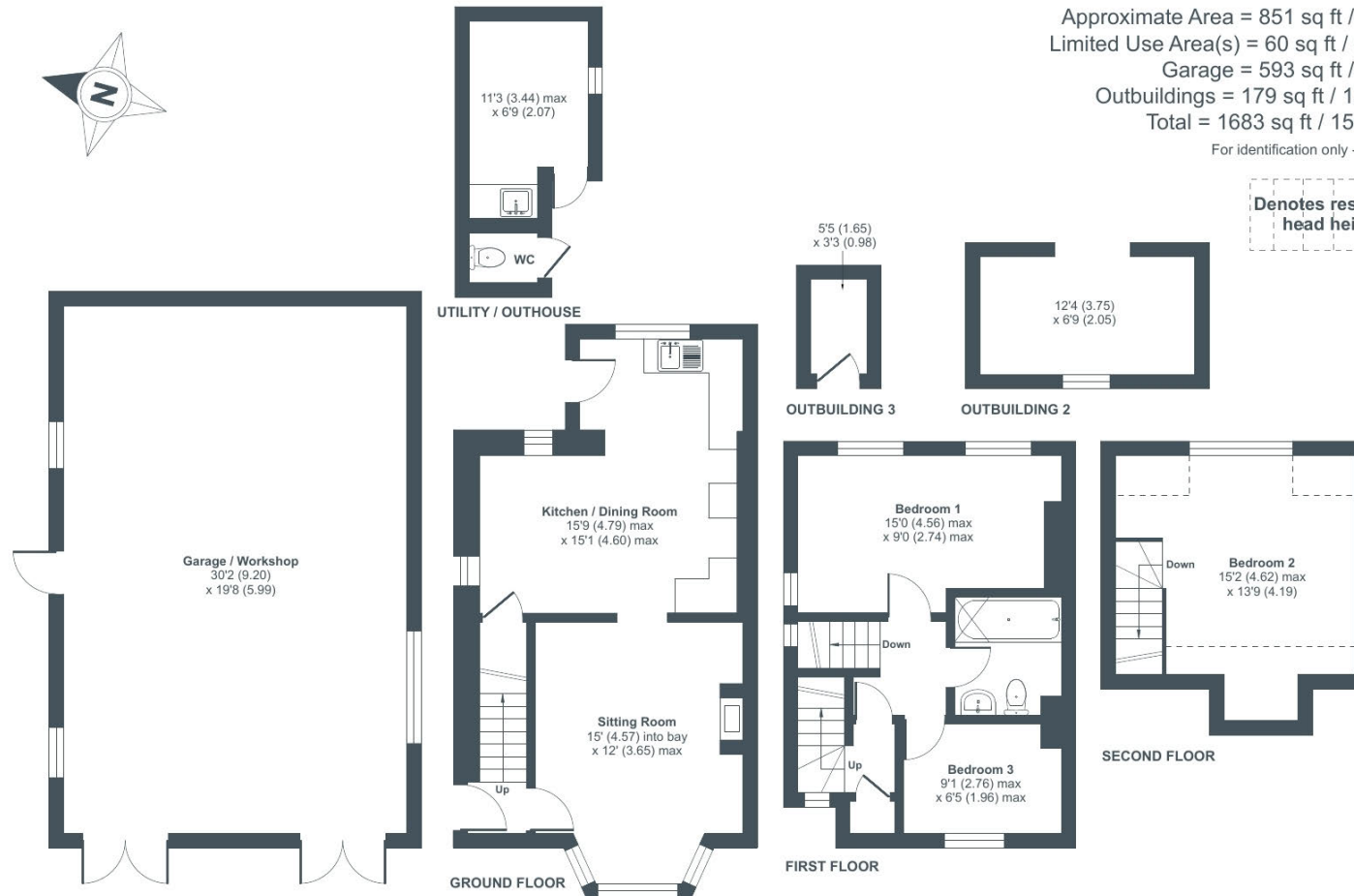
# Ladman Villas Littleworth, Faringdon, Oxfordshire, SN7



Approximate Area = 851 sq ft / 79 sq m  
 Limited Use Area(s) = 60 sq ft / 5.5 sq m  
 Garage = 593 sq ft / 55 sq m  
 Outbuildings = 179 sq ft / 16.6 sq m  
 Total = 1683 sq ft / 156.2 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Perry Bishop. REF: 1313278



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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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