

# PerryBishop

PROPERTY MADE PERSONAL

Little Coxwell, Faringdon, Oxfordshire SN7 7LW



Charming cottage • Two/three double bedrooms • Flexible living accommodation downstairs • Extensive gardens with outbuildings • Spacious loft • Large inglenook fireplace • Would benefit from some modernisation • Wonderful village location • EPC Grade II Listed





Little Coxwell, Faringdon, Oxfordshire SN7 7LW

wardrobes and en suite bathroom.

#### Key Features



3  
Bedrooms



1  
Bathroom



2  
Receptions

#### About the property

A charming Grade II listed detached cottage situated in the heart of the desirable village of Little Coxwell, with superb commuter access to the A420. This home has been in the family for many years and boasts an exceptional garden with numerous outbuildings and lots of scope to truly make your own.

The accommodation comprises a cosy sitting room with large open fireplace, window seat and exposed beams. There is a separate dining room leading through to a study that has been utilised as a third bedroom. The kitchen is a great size with a wonderful outlook over the garden and completing the ground floor is a cloakroom.

Upstairs are two bedrooms which can be reached by separate staircases yet also have an interconnecting door. The smaller of the two provides access to a large loft space which has been boarded, whilst the larger offers a range of fitted

Outside is where this property really comes to life. The garden is wonderful and laid out in many sections with the first being predominantly laid to lawn. Brick-built sheds offer lots of storage and benefit from having a power supply and serve as a divider from the next part of the garden. This is laden with shrubs and trees and a large vegetable patch.

The property was re-thatched in 2008 with a new ridge in 2018.

#### Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

#### 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 nearby 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, with a frequent bus service through the town from Swindon to Oxford and back, linking to rail services and airports.

#### 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. The property can be found on the right hand side when entering the village.

#### 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/HD/KF/21052024

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

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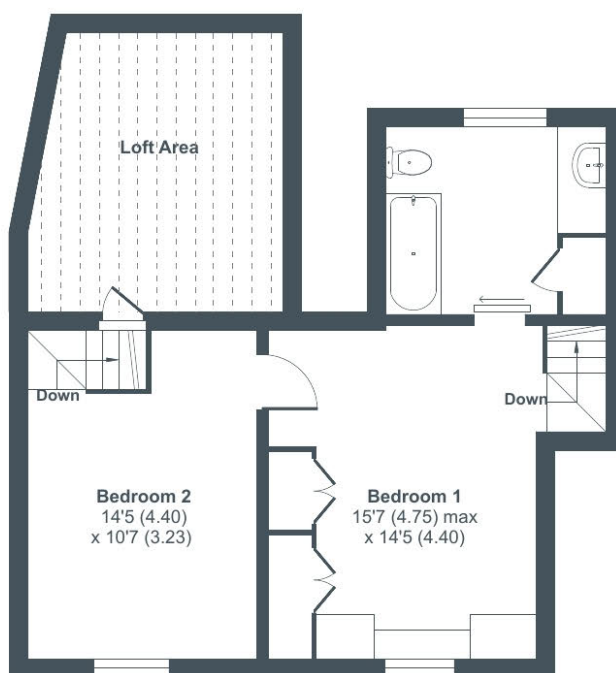
# Little Coxwell, Faringdon, Oxfordshire, SN7

Approximate Area = 1066 sq ft / 99 sq m ( exclude Loft Area)

For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Perry Bishop. REF: 1132299



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