

Gainfield, Buckland, Faringdon, Oxfordshire SN7 8QJ



Stunning semi-detached home • Three double bedrooms • Exquisite gardens • Orchard, stream, vegetable beds, woods • A rural delight • Work from home office/studio • Spacious dual aspect sitting room • Wonderful views • EPC E

# Gainfield, Buckland, Faringdon, Oxfordshire SN7 8QJ

## Key Features



3  
Bedrooms



2  
Bathrooms



3  
Receptions

## About the property

Bedlam Cottage is a truly exceptional property situated on the outskirts of Gainfield in the heart of the Oxfordshire countryside and surrounded by fields. Reached via a private road, this stunning and spacious three-bedroom, semi-detached home affords wonderful and extensive gardens, an orchard, stream and a recently converted work from home office.

The accommodation comprises an entrance hall leading to an inner hall off which there is a utility room and cloakroom. The kitchen/breakfast room is fitted with an array of Shaker-style floor and wall mounted units, Mercury cooker, in-built fridge and microwave and a large larder cupboard. From here sits the dining room with a working log burning stove and stairs up to the first floor. Both the kitchen and dining room boast bespoke shutters at the windows. The ground floor flows effortlessly, and you are led through to an incredible living room which is an extension to the original house. This is bright, being dual aspect with two sets of French doors and a wonderful outlook through a wisteria and laburnum archway to the gardens beyond. The room features a large, exposed beam, fireplace and further storage by way of a wine store.

On the first floor, the views from every window are sensational. There are two double bedrooms serviced by a family bathroom and a master bedroom which has been created in the rear extension. This bedroom is over 320 sq ft with vaulted ceilings and flooded with light from a number of Velux windows, Juliet balcony and features an en suite bathroom with sunken bath and separate shower cubicle.

Outside, the current owners have poured their heart and soul into the garden. To the front is an orchard with a variety of different apple trees and an archway through to flower beds. A long sweeping gravel driveway leads to the side of the property and to a double carport with further storage where a work from home office/studio has been converted above. This is fully insulated with power, wifi and a further Juliet balcony maximising the views over open countryside, making it an idyllic place to work from. The side of the house is predominantly laid to patio and the perfect place to soak up the last of the summer rays. The rear garden is filled with mature trees, shrubs, fruit trees and raised vegetable beds with a small bridge over a brook into woodland and a camp area with firepits. This is bordered by a stream.

A home not to be missed.

## Amenities

approximately 14 miles south west of Oxford. The village was originally built to house the workers of the Buckland House Estate and falls within a conservation area. Within the village is a lively village hall, a Norman church, a popular public house/restaurant, The Lamb at Buckland, and a much sought after primary school. St Hugh's Preparatory School is approximately a mile away and there are convenient bus and coach links to the independent schools in Oxford and Abingdon and to Faringdon Community College.

Good road links provide access to Faringdon, Wantage, Abingdon, Oxford and Swindon, which lead to the M40 and M4 motorways respectively. There are mainline rail services from Oxford, Oxford Parkway, Didcot Parkway and Swindon and a frequent bus service from Swindon to Oxford and back, which links to trains 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, take the A420 in the direction of Oxford and after approximately four miles, bear right at the Buckland crossroads towards Gainfield and Charney Bassett. At the next crossroads, go straight over and head towards Charney Bassett. Half way down there is a track on the right hand side after the woods. It is the second house on the right before reaching the cattle grid.

What3Words: /// washed.stolen.deposits

## Services & Tenure

The tenure is Freehold. Mains water and electricity are connected and drainage via septic tank.

## Local Authority

Vale of White Horse District Council

Council Tax Band D

## Our reference

FAR/HD/KF/04022025

## We'd love to hear from you

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## *what the owner said*

Enveloped by forest on one side and farmland on the other, Bedlam Cottage is a place of utmost privacy and tranquillity. Big skies, filled with red kites, buzzards, pheasants, wood pigeons and swallows. Turning off into the private lane and then through the gateway into the driveway makes coming home a delight every time.

The orchard has yielded gallons of cider every autumn, with the various fruit trees, rose bushes, bulbs, plants and shrubs providing colour all year round. The cypress trees, mainly south and west-facing aspects plus the traditional honey-coloured stonework give a Mediterranean feel during the summer. The section of forest and stream give a wild and shaded area for fires, partying and ad-hoc camping.

Unlike so many properties of similar age and charm, however, this one doesn't suffer from 'quirkiness'. The layout and ergonomics are just right and the interior has large light-filled rooms, underfloor heating, high ceilings, a sizeable and practical kitchen, thermally efficient windows and doors throughout, a modern (and efficient) heating system and large amounts of storage. The double car port and workshop with office/studio/occasional bedroom above give further practicality, as does gravelled car parking for up to five vehicles.

We have wonderful and friendly neighbours, on-call if and when needed, but who are great respecters of peace and privacy.







# Gainfield, Buckland, Faringdon, SN7

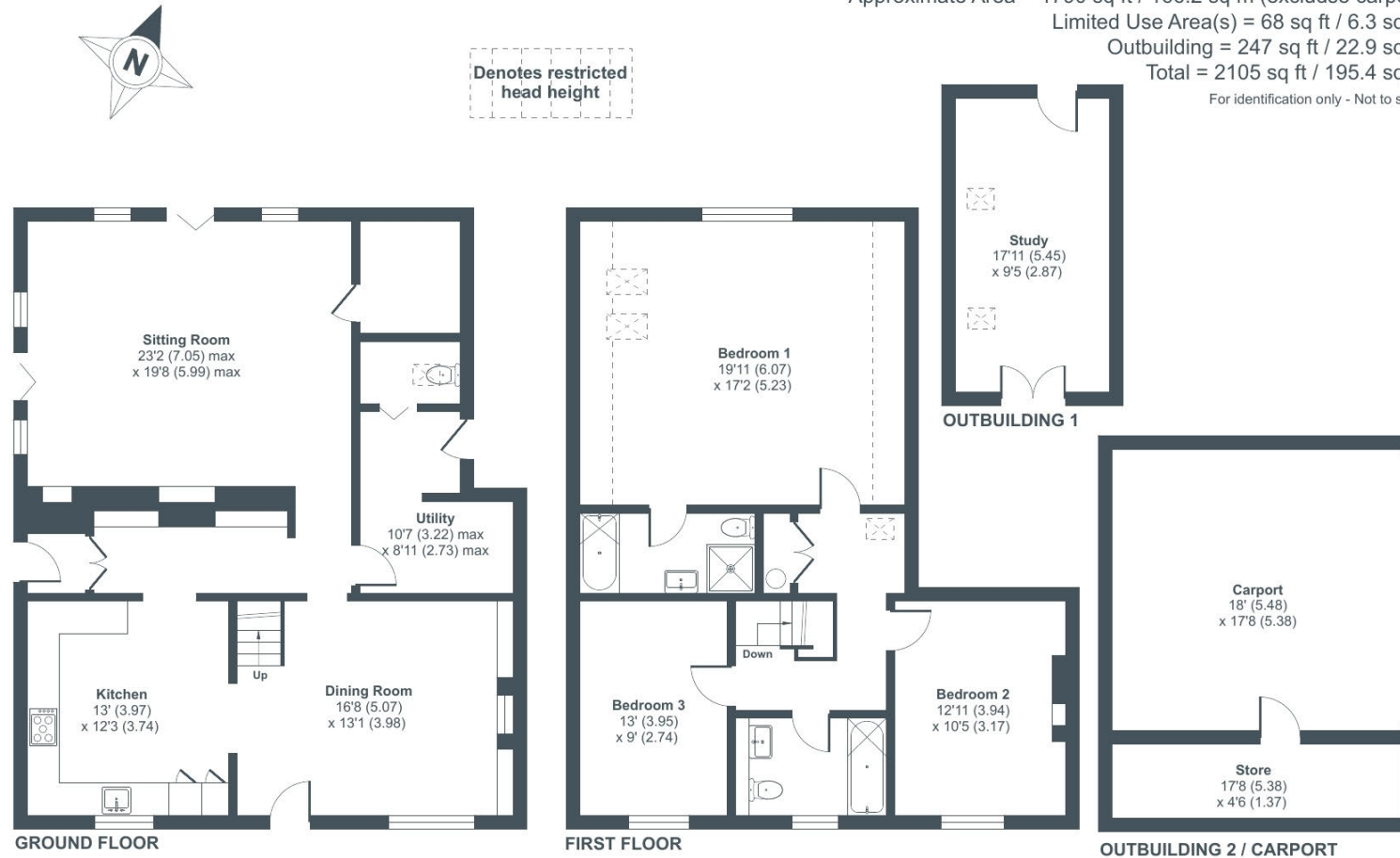
Approximate Area = 1790 sq ft / 166.2 sq m (excludes carport)

Limited Use Area(s) = 68 sq ft / 6.3 sq m

Outbuilding = 247 sq ft / 22.9 sq m

Total = 2105 sq ft / 195.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Perry Bishop. REF: 1134059



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