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PROPERTY MADE PERSONAL

Arnhem Cottage, Buckland, Faringdon, Oxfordshire SN7 8QW



A restoration and extension project • Grade II listed • Detached thatched cottage • Centrally located within the heart of this beautiful village • No onward chain • Detached single garage and driveway parking • Separate studio with en suite • Mature rear garden • EPC Grade II Listed



Arnhem Cottage,

Buckland, Faringdon, Oxfordshire SN7 8QW

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

Nestled in the picturesque village of Buckland, this detached, Grade II listed, thatched cottage will offer its new owners the chance to restore and extend, creating a wonderful opportunity for a family home in a desirable village.

The property currently comprises an entrance hallway providing access to the dual-aspect living room, kitchen, bathroom, and two bedrooms.

Plans have been drawn up and approved for the cottage to be restored back to two floors, with an extension to the rear.

Groundworks have been undertaken to the rear of the property and the base has been laid for the future extension. Once transformed, the cottage will provide a lovely sitting room keeping the inglenook fireplace that is already a feature of the property. There will be a wonderful open-plan kitchen/diner providing views of the rear garden, with bi-fold doors providing

access to a patio area. There will be three double bedrooms, a family bathroom, and a separate shower room.

Externally there is driveway parking to the side of the property, which leads to a good-sized garage. To the rear of the garage is a studio which can be used for additional accommodation as it benefits from an en suite shower room, all on separate utilities, allowing for the renovation work to be carried out.

There is a lovely private garden at the rear of the property that is mainly laid to lawn with a variety of mature shrubs. There are hard standings in place for perhaps a summer house and bike store if required. This is an absolute gem of a property and will provide a new owner the rare opportunity to be able to develop this wonderful listed building.

Planning Permission

P10/V1162/LB (10/01162/LBC)

<https://shorturl.at/HSwPo>

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

Buckland is a picturesque village, situated 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.

Directions

From Faringdon, take the A420 in the direction of Oxford. After approximately three and a half miles, turn left at the crossroads into Buckland. Take the second turning on the right into Orchard Road, where the property can be found on the right hand side.

What3Words: ///:acted.revamping.vets

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/KF/18062024

We'd love to hear from you

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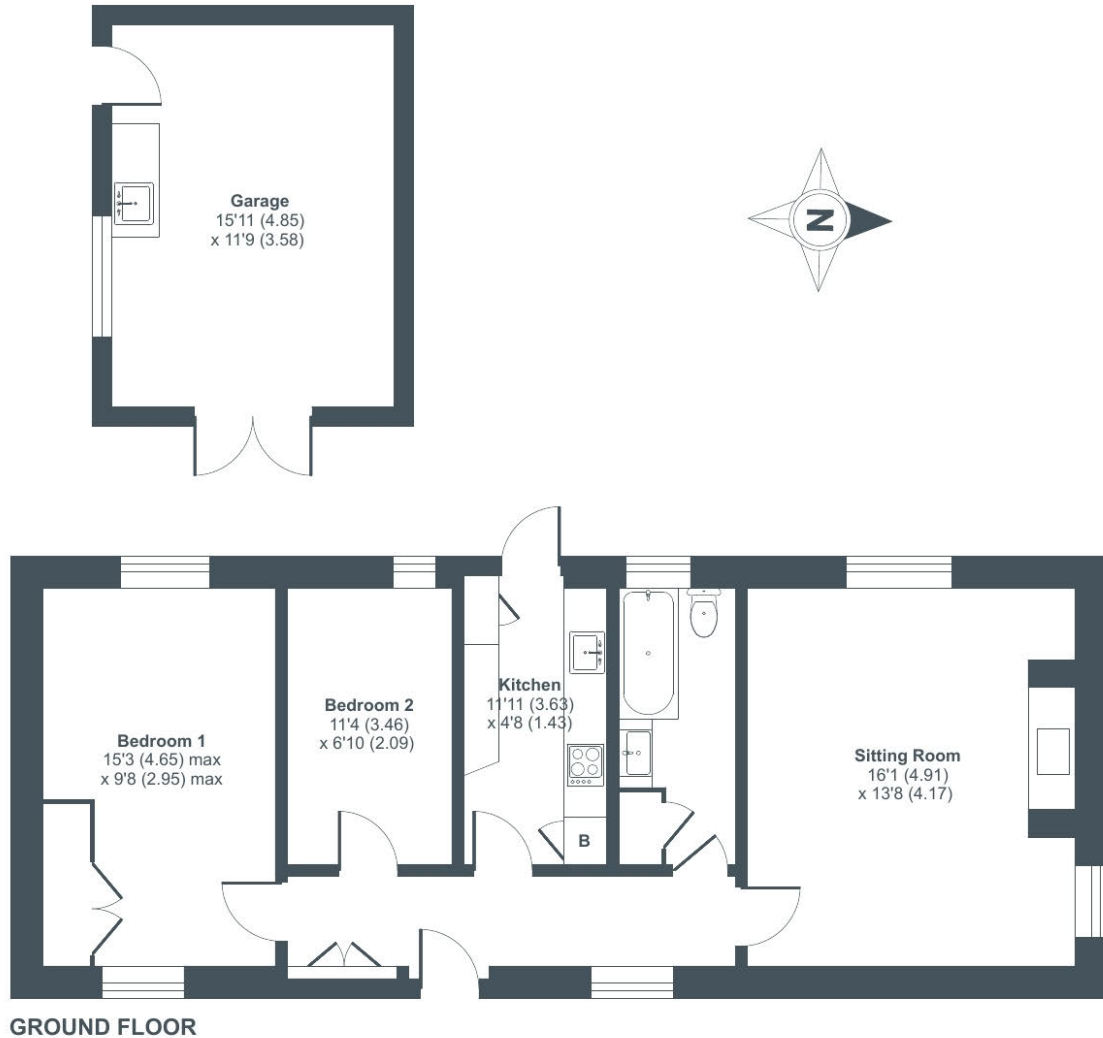
Arnhem Cottage Buckland, Oxfordshire, SN7

Approximate Area = 677 sq ft / 62.8 sq m

Garage = 187 sq ft / 17.3 sq m

Total = 864 sq ft / 80.1 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). © nitchecom 2024. Produced for Perry Bishop. REF: 1140995



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