

Malthouse Paddock, Buckland, Faringdon, Oxfordshire SN7 8RH



Semi-detached home • Three bedrooms • Driveway parking with potential to create more • Single garage • Corner plot in quiet cul-de-sac location • 'Outstanding' Ofsted rated primary school • Desirable village location • No onward chain • EPC C

Malthouse Paddock,

Buckland, Faringdon, Oxfordshire SN7 8RH

Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

This semi-detached house is situated on a corner plot in a quiet cul-de-sac. Buckland is a most sought-after village, with a primary school rated 'Outstanding' at OFSTED.

From the front door you enter a small porch with access to the cloak room and hallway with storage for coats and shoes. Off the hallway is the kitchen/dining room with a range of wall and base units, built in oven, fridge freezer, electric hob, extractor fan and one and a half bowl sink, with space and plumbing for a dishwasher.

At the rear of the house is the living room with a gas fire place and built in shelving units, with patio doors onto the garden.

To the first floor are two good sized double bedrooms and a single room/office. There is also a family bathroom with a modern white suite and airing cupboard with water tank.

Externally, the rear garden is mainly laid to lawn and very

private, wrapping around the side of the house with access to the front garden and the single garage. The garage has power and light and also houses the washing machine and tumble dryer. To the front is driveway parking for one car and scope to create larger driveway over the front garden.

The property is not listed but lies in a conservation area.

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. 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.

Directions

From Faringdon, take the A420 towards Oxford. After three miles take the second left hand turn into Buckland and then





take the first right, signposted Summerside, carry on down this road then take a left hand turn into Malthouse Paddock and it's the first house on the left.

What3Words: ///hillside.outwards.orders

Services & Tenure

The tenure is Freehold. All mains services are understood to be connected. There is a service charge of £5 per month for the upkeep of the road and green areas.

Local Authority

Vale of White Horse District Council

Council Tax Band D

Our reference

FAR/KB/KF/05112024

We'd love to hear from you

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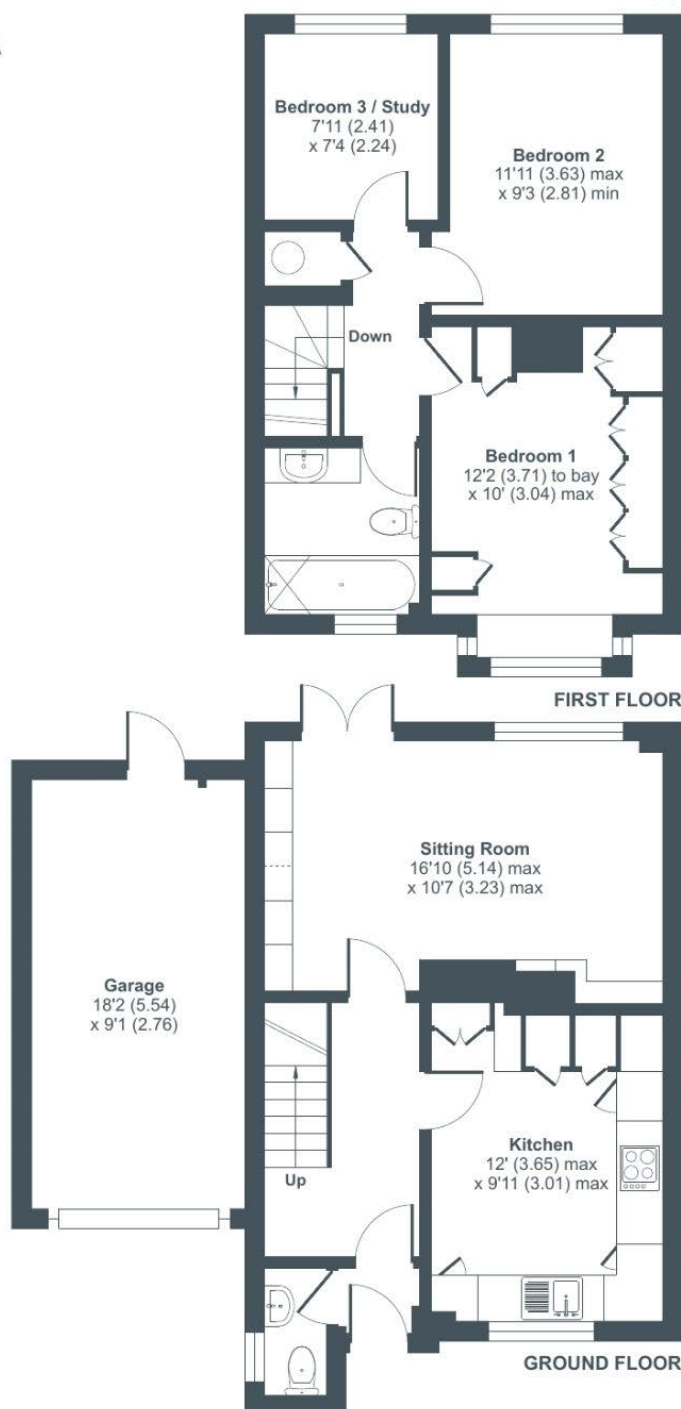
Approximate Area = 850 sq ft / 79 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 1015 sq ft / 94.3 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). © nchecom 2024. Produced for Perry Bishop. REF: 1179403



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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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