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PROPERTY MADE PERSONAL



Great Coxwell, Faringdon, Oxfordshire, SN7 7NG

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Key Features



4
Bedrooms



3
Bathrooms



3
Receptions

- Detached family home set on the edge of Great Coxwell
- Four well proportioned bedrooms with two en suites
- Fabulous open plan kitchen/living/dining area
- Separate sitting room with open fire
- Annexe accommodation
- Lovely private gardens with secluded patio areas
- Ample driveway parking
- EPC D

About the property

Situated on the edge of Great Coxwell, this wonderful, period family home offers spacious and flexible accommodation throughout with the benefit of a detached annexe.

Set within a fabulous plot, circa 1/2 acre, the home was extended around 10 years ago and comprises a welcoming entrance hallway that leads to the dining room/snug, set in the heart of the home and featuring a wood burner. Adjacent to this is the formal sitting room which benefits from an open fireplace, making it the ideal room to relax on a winter's day. The kitchen is well appointed, with a good range of fitted units along with an Aga and breakfast bar. The kitchen opens out into the dining and sitting area. This fabulous space is the ideal place for entertaining and the triple aspect sitting area is flooded with light and a great place for a summer's evening as it opens out onto the main patio area. The kitchen area is also flanked by a utility room which leads to the rear porch and by an inner hall which leads to the cloakroom.

On the first floor, the principal bedroom is a triple aspect bright room, which has fitted wardrobes and an en suite bathroom that features a corner bath and shower. There are

three further well-proportioned bedrooms, with the second room featuring an en suite shower room, and a family bathroom which services the additional bedrooms.

Externally, the property sits in a quiet and private location, with both the house and gardens enjoying countryside views. There is ample driveway parking to the front of the property with an extensive lawned garden, that includes a vegetable plot, well planted borders and a selection of mature trees.

To the rear of the garden is the detached stone built annexe/studio, which is ideal as a hobbies room or for use by guests. Adjoining this is a large workshop/store.

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

Great Coxwell is a small cul-de-sac village about two miles south west of Faringdon, just off the A420 Oxford to Swindon road.

There is a small 12th century church of St Giles and on the northerly edge of the village is Great Coxwell Barn which was completed in the middle of the 13th century. It is the finest surviving medieval barn in the country. The National Trust owns much of the surrounding farmland as well as this magnificent barn. The Reading Room is situated in the heart of the village and is the venue for village functions and summer teas.

The historic market town of Faringdon 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 and doctors' and dentists' surgeries. School buses serve the independent schools in Abingdon. Nearby are both St Hugh's and Pinewood preparatory schools. The town has three large supermarkets (Aldi, Tesco and Waitrose). A community minibus service into town is available for villagers during the week.

Faringdon is ideally positioned for the A420, leading to the A34, M40, M4 and M5 and mainline railway services from Swindon, Oxford, Oxford Parkway and Didcot Parkway. Stagecoach operate a frequent bus service (S6) through the town from Swindon to Oxford and back, via the Defence Academy at Shrivenham, linking to rail services and airports and with a bus stop at the edge of Great Coxwell village.

Directions

From Faringdon Market Place, proceed through Cornmarket and up Marlborough Street. Cross over the roundabout into Coxwell Street/Coxwell Road and continue for just over a mile, to the edge of the town. At the next roundabout, cross over and continue into Great Coxwell village. At the T-junction, turn left and follow the road right down almost to the end, where the property can be found on the left hand side.

What3Words: ///apple.roadways.such

Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

Local Authority

Vale of The White Horse District Council

Council Tax Band G

Our reference

FAR/LH/KF/25012025

We'd love to hear from you

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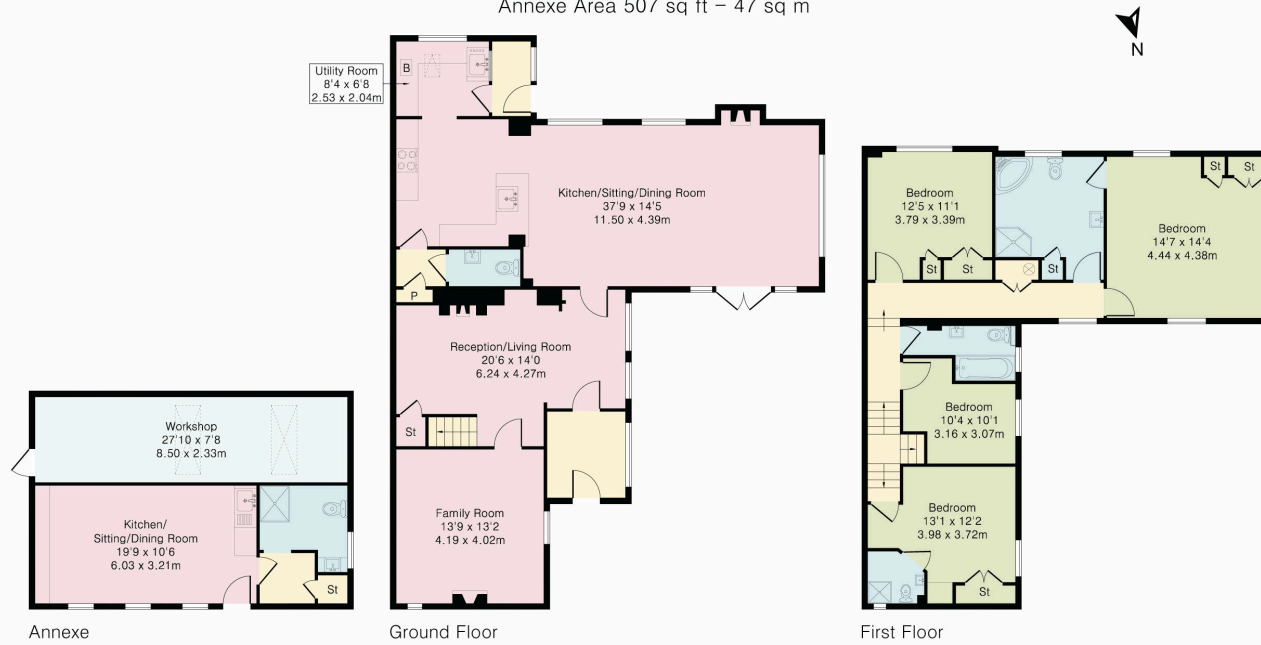


Approximate Gross Internal Area 2513 sq ft - 234 sq m

Ground Floor Area 1148 sq ft – 107 sq m

First Floor Area 858 sq ft – 80 sq m

Annexe Area 507 sq ft – 47 sq m

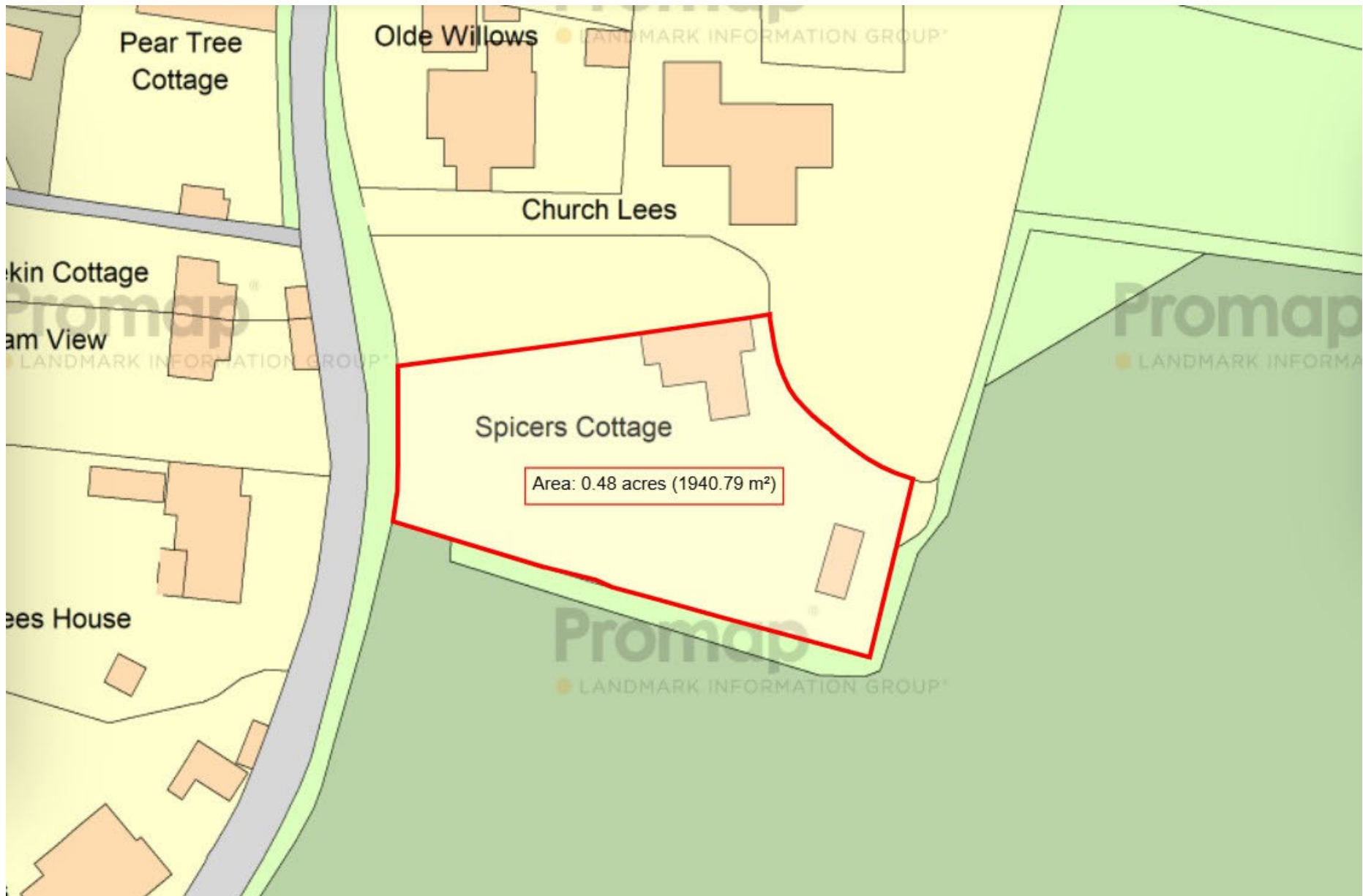


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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







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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.

Gloucestershire • Oxfordshire • Wiltshire

