

# PerryBishop

PROPERTY MADE PERSONAL



Buckland, Faringdon, Oxfordshire SN7 8QR



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## Key Features



3

Bedrooms



2

Bathrooms



3

Receptions

- Stable conversion with character features
- Three double bedrooms
- Large downstairs accommodation
- Finished to an immaculate standard
- Deceptively spacious
- Courtyard cottage garden
- Views of St George's church
- EPC: E

## About the property

This picturesque Cotswold stone stable conversion is situated in the charming village of Buckland, a convenient village for commuters while still brimming with the traditional village feel. It presents an exciting opportunity for the discerning house-hunter looking for something distinctly different finished to an incredibly high standard.

Situated on the westerly edge of the village, the stables and barns were built in the 1800s and converted into wonderful homes at the turn of the century. Colts Close Barn now offers a stylish and spacious three-bedroom home that exudes character and charm. Inside you'll discover stylish interiors that effortlessly blend heritage features with beautifully designed, modern living.

Stepping in through the front door into the hall, you access all the downstairs accommodation and a cloakroom and stairs rising to the first floor. On your right is the main hub of the family home. Tastefully designed, this kitchen/breakfast/family room has limestone flag flooring, and offers a range of wall and base units topped with a patterned quartz work surface. In the centre is a kitchen island with a breakfast bar and additional inbuilt storage. This space is flooded with natural light with dual aspect windows and doors out onto the garden, creating a wonderful indoor/outdoor flow. Original features of the stable have been restored and blended into the home, a highlight of this in this room is an exposed stone wall.

On the other side of the hallway is the dining room, a great room for hosting the whole family, with a built-in dresser. This in turn opens onto the snug, which is centred around a bioethanol burning fire creating a cosy warm space to spend an evening in.

At the back of the house is a utility room with space and plumbing for white goods and additional storage. There is also a large boot room fitted with built in storage for coats and shoes and providing access to the back of the house where there is a small courtyard and additional parking.

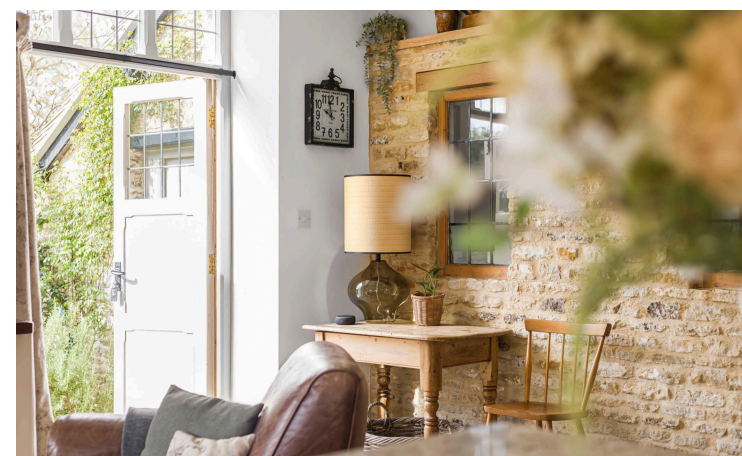
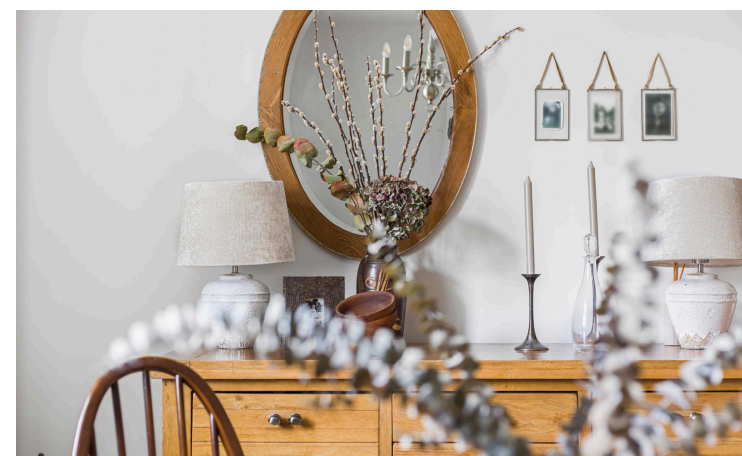
Ascending the impressive vaulted stairs you reach the first floor landing and mezzanine space which is perfect for an office, or working from home. On your left is the main bedroom, with dual aspect, including views over the village to the east and four cottage windows overlooking the garden and paddocks beyond. This room also benefits from a walk-in wardrobe and en suite four-piece bathroom with a Velux window.

Across the landing, is a large double bedroom with exposed beams, four cottage windows enjoying delightful countryside views to the front and built in storage cupboards. A third double bedroom, also with exposed beams, overlooks the rear courtyard. The family bathroom completes the accommodation, fitted with a modern large shower and Velux window.

The cottage garden is beautifully planted with an array of mature trees, shrubs and flowers for interest throughout the year. A patio has been perfectly positioned to overlook St George's Church while you enjoy an evening drink. The garden is enclosed by Cotswold stone walling and hedges, making this space the perfect hide away. At the front of the garden and through a gate is driveway parking in addition to the parking at the rear of the property, allowing for flexibility if one wanted to extend the garden into this parking space. With its southerly aspect, the house is flooded with natural light throughout the year. Having been transformed by the current owners, this warm, inviting stable conversion is immaculately presented and ready for you to instantly feel at home.

## 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

Buckland is a picturesque village, situated approximately 14 miles south west of Oxford and also enjoys proximity to Didcot Parkway Railway Station. For those wishing to get out and about, there is easy access to beautiful countryside walks and cycle routes. The River Thames is accessible on foot from the house and the Ridgeway to the South and Cotswolds to the North are only short drives away. The village was originally built to house the workers of the Buckland House Estate and falls within a conservation area. Buckland is a vibrant, supportive and close-knit community. There is a lively village hall which holds a wide range of regular events, including lunches, coffee mornings, a baby & toddler group, keep fit classes, and village quizzes; a Norman church; a popular public house/restaurant, The Lamb Tavern 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. The village has a community mini-bus which has a timetable of days/routes that people can use to get to Faringdon, Wantage or Witney.

#### Directions

From Faringdon, take the A420 towards Oxford. After approximately four miles, take the left turn signed to Bampton and Buckland. Take the next turn right into Buckland and continue past the frontage of Buckland House. The property can be found on the left, on the corner of the road leading to St Mary's church.

What3Words: ///hired.luxury.armrests

#### 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/KB/MS/14042025

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

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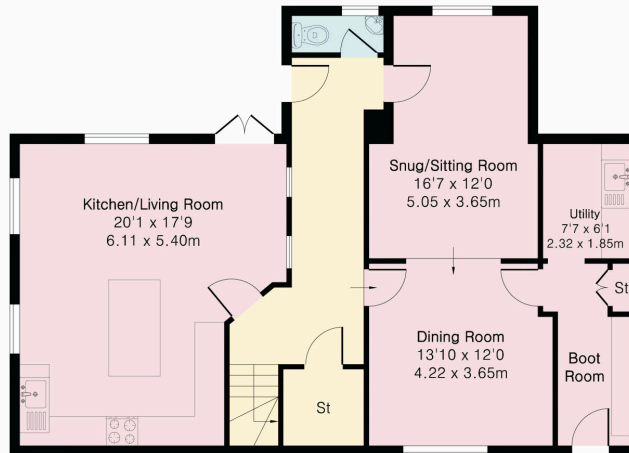




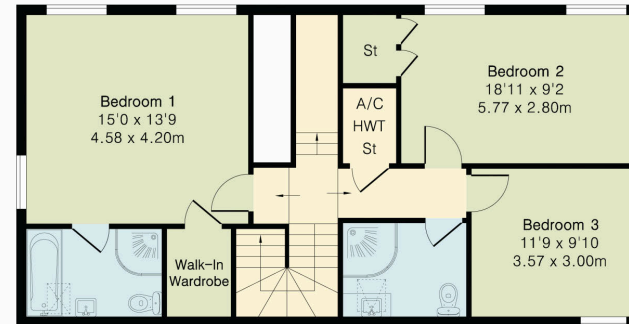
**Approximate Gross Internal Area 1759 sq ft - 164 sq m**

Ground Floor Area 946 sq ft – 88 sq m

First Floor Area 813 sq ft – 76 sq m



Ground Floor



First Floor

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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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