

1 Manor Farm Cottages



No onward chain • Large garden backing onto paddocks • Over looking a green at the front •
Annex with full facilities • Multiple outbuildings • Potential to extend further STPP • Quiet village
location • Four double bedrooms in main house • EPC E

1 Manor Farm Cottages

Key Features



4
Bedrooms



3
Bathrooms



2
Receptions

About the property

Manor Farm is a rare find for families who want space and style, with the flexibility of an additional annex and outbuildings, while still retaining the charm and interest of a character home.

Stepping in through the front door and into the porch where you have a dedicated area that keeps coats and shoes neatly organised, this flows into the hallway with stairs to the first floor. At the front of the property is the living room, flooded with natural light from the three windows overlooking the green and centred around a log burner, the perfect spot to cozy up in the evenings. At the rear is the kitchen/dining room spanning a wonderful 24ft, the kitchen has a range of base units, pantry cupboard and ample space for a large dining table, perfect for entertaining. From here you have access to the utility room, downstairs cloakroom and a further reception room which could become a playroom or office.

Heading up the stairs to the first floor you have four double bedrooms, all with built in storage, the largest bedroom benefiting from a whole wall of wardrobes. The main family bathroom has been recently renovated and fitted with a modern white suite, down the far end of the landing is a further shower room with sage green panelling adding some character to the space. Additionally, there are two lofts the main part offering additional storage and a window, subject to planning permission one could even explore converting this much like the house next door.

Stepping out of the side door and onto the gravelled driveway where you have ample parking behind the boundary gates, this then leads up to a separate annex. A wonderful addition offering endless flexibility, fully renovated you step into the main reception room, open plan with a fully fitted kitchen. There is also a shower room with a modern white suite, additional storage cupboard and at the back of the annex is a double bedroom. Heading back into the main garden, where you will find a patio area closest to the house, the garden spans as far as the eye can see, mainly laid to lawn with a variety of outbuilding and a summer house. The garden is every gardener's dream, southwest facing with mature trees, including a beautifully apple blossom in bloom. The garden continues down and backs onto the local farmers fields with horses grazing.

To the front of the house is a further green perfect for kids to safely play and enjoy.

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

Baulking is a small village approximately 3.5 miles south east of Faringdon. It has a Grade 1 listed parish church, St Nicholas. The village is arranged along a large, elongated village green running north to south, bounded on two sides by a bend in the river.

The historic market town of Faringdon, dating back at least to the 12th century, has a thriving community and amenities such as the Leisure Centre, Library, Faringdon Community College, Junior and Infant schools as well as The Old Station Nursery, doctors' and dentists' surgeries and a Family Centre. Buses travel from the town to private schools at Abingdon. The town now boasts three large supermarkets.

Faringdon is also ideally positioned for the A420, leading to the A34, M40 and M4 and mainline railway services from Swindon, Oxford, Oxford Parkway and Didcot Parkway. There is a frequent bus service through the town from Swindon to Oxford and back, linking to rail services and airports.

The Tower on Folly Hill was built by Lord Berners in 1935 and affords panoramic views across four counties. For over 20 years, the town has been twinned with Le Mêle-sur-Sarthe in France and in 2004, Faringdon became the first Fairtrade town in the South East of England.

Directions

From Faringdon take the A420 towards Swindon, taking the first left turn towards Fernham, at the junction take the left hand turn towards Uffington and taking the next right to Uffington again. Tak the next left onto Baulking Lane and left at the junction on the Stanford Road, when the road splits follow it left into Baulking and keep going past the Church, the property can then be found on your left hand side, with our board out the front.

What3Words /// pumpkin.porridge.painters

Services & Tenure

The tenure is freehold.

Local Authority

Vale of the White Horse District Council.

Tax Band E.

Our reference

FAR/KB/CDH/19052025

We'd love to hear from you

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what the owner said

My children and I have been exceptionally happy to live here for the last 29 years. The location is spectacular – both very rural and yet accessible for Wantage and Faringdon whilst still being very connected for work, schools etc. in Oxford, Swindon and London.

The community is wonderfully warm and welcoming whilst not intruding.

The house itself has served us well, with space and light throughout. It is cosy in winter and the garden offers a supremely peaceful environment in the summer.

We will miss Baulking Green and the neighbours and hope any buyer will enjoy both as much as we have!







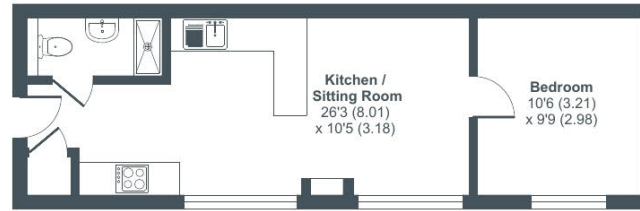
Manor Farm Cottages Baulking, Faringdon, SN7

Approximate Area = 1531 sq ft / 142.2 sq m

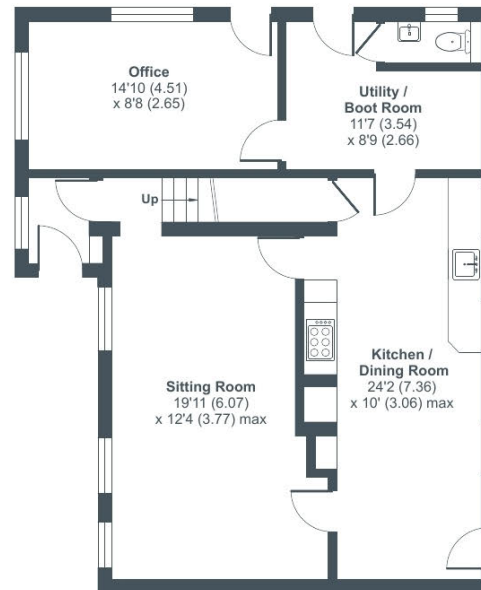
Annexe = 385 sq ft / 35.7 sq m

Total = 1916 sq ft / 178 sq m

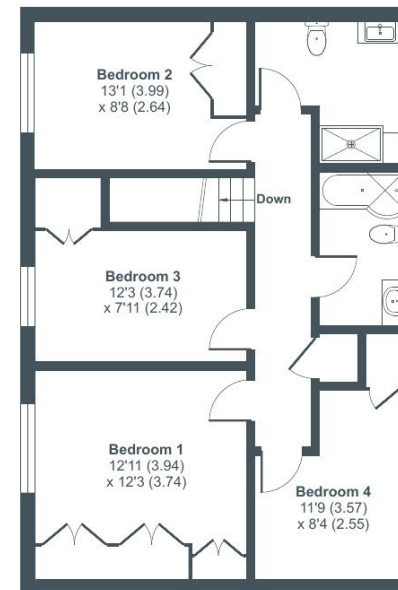
For identification only - Not to scale



ANNEXE



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Perry Bishop. REF: 1289773



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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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