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PROPERTY MADE PERSONAL



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**Chestnut Cottage,** Baulking, Faringdon, Oxfordshire SN7 7QE



# Chestnut Cottage,

Baulking, Faringdon, Oxfordshire SN7 7QE

## Key Features



5-6  
Bedrooms



3  
Bathrooms



1-2  
Receptions

- Substantial family home
- Set on a large plot
- Desirable village location
- Views front and back
- Used to be three farm cottages
- Grade II listed
- Ample driveway parking and garage
- Six bedrooms

## About the property

Located in the highly sought after village of Baulking, this property has been greatly improved and is not to be missed.

Stepping in through the front door and into the porch, there is a dedicated area to keep coats and shoes neatly organised. Continue in through the internal front door and on your right is the first reception room, currently used as a snug with an original open fireplace. On your right is another reception room, centred around a log burner. This has been used as a dining room, but the downstairs space offers great flexibility and could have many uses. This flows into the internal hallway, with stairs rising to the first floor. This hall provides access into the utility room which has space and plumbing for white goods as well as a stable door to the side of the house.

Along the internal hallway is a cloakroom and storage cupboard as well as a further reception room currently used as a living room, with dual aspect views. At the back

of the house, in the extension, is a substantial kitchen/dining room, separated nicely by a large island. The kitchen is fitted with a range of wall and base units as well as an integrated dishwasher and AGA oven that provides heating. This room accommodates a big table and has bi-fold doors out to the garden, creating a wonderful indoor/outdoor dining experience.

To the first floor are five double bedrooms, many of which have built-in wardrobes and retaining character features such as exposed brick walls and feature fireplaces. There are also three bathrooms: one large family bathroom fitted with a modern white suite and two further separate shower rooms, the perfect house for a large family who want to avoid queues for the bathroom in the morning! Completing the upstairs accommodation is a separate office, useful for when you need to work from home.

Externally, the house is set on a large plot, with a patio section closest to the house and the remaining space laid to lawn, offering amazing privacy and surrounded by mature shrubs and trees. With two gated access points to the front, you also have ample parking and overlook the local green at the front.

## 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 six miles by road south-east of Faringdon. It has a Grade I 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.

There are small grocery shops and primary schools in the nearby villages of Uffington and Stanford in the Vale, and Baulking lies approximately half way between the larger market towns of Faringdon and Wantage which offer greater amenities and schooling opportunities, such as Faringdon Community College and King Alfred's Academy. The Ridgeway and famous White Horse Hill are not far away and offer wonderful opportunities for country walks.

### 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. Take 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.

What3Words: [///librarian.mourner.civil](https://www.what3words.com/#!/librarian.mourner.civil)

### Services & Tenure

The tenure is Freehold.

### Local Authority

Vale of White Horse District Council

Council Tax Band G

### Our reference

FAR/KB/KF/18082025

### We'd love to hear from you

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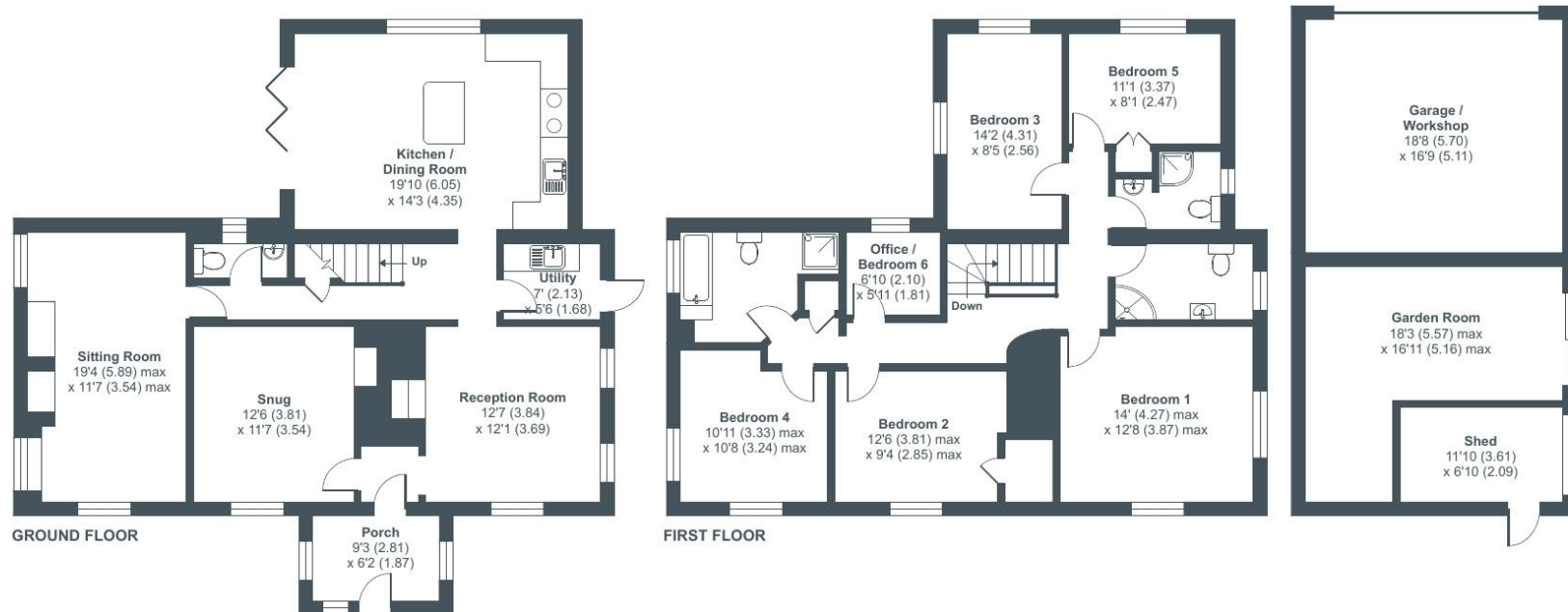
# Baulking, Faringdon, Oxfordshire, SN7

Approximate Area = 2241 sq ft / 208.1 sq m

Garage = 650 sq ft / 60.3 sq m

Total = 2891 sq ft / 268.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Perry Bishop. REF: 1336867

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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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