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PROPERTY MADE PERSONAL



Brookside, Great Coxwell, Faringdon, Oxfordshire SN7 7LZ

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Great Coxwell, Faringdon, Oxfordshire SN7 7LZ

Key Features



4

Bedrooms



2

Bathrooms



3

Receptions

- Set in extensive gardens
- Beautiful four bedroom detached home
- Triple aspect sitting room
- Dining room with doors to the patio
- Kitchen and utility room
- Potential for first floor annexe
- Larger than average double garage
- EPC G

About the property

Situated in the highly sought after village of Great Coxwell, this wonderful family home offers spacious and flexible accommodation and an extensive garden with views over the surrounding fields.

Set within a fabulous plot, circa 0.43 of an acre, the integral accommodation comprises a porch leading into a welcoming entrance hallway, with three storage cupboards, downstairs cloakroom and stairs rising to the first floor. At the far end of the house is the triple aspect living room, a wonderful bright and spacious room, with a fireplace creating a focal point to this great family space. At the front of the house is the kitchen, fitted with a range of wall and base units, as well as space and plumbing for white goods. In addition to the kitchen is a spacious utility room, fitted with additional units, space and plumbing for a washing machine and tumble dryer, as well as access into the garage and a rear door. At the rear of the home the bright dining room has sliding doors out onto the garden providing you with a wonderful view.

To the first floor are three double bedrooms and a wonderful sized single bedroom, the majority of which benefit from built in storage. The bedrooms are serviced by two family bathrooms; both fitted with modern white suites. Along the hallway you will find two further rooms, originally used as an annex, with an external, enclosed, staircase leading directly down to the garden. There was

once a kitchen and bathroom, now removed but plumbing still available. This has potential for a number of uses, or could be turned into a wonderful master suite, with dressing room/en suite or made back into an annex.

Externally, the property sits in a quiet and private location, enjoying countryside views leading down to a shallow brook. The garden is mainly laid to lawn, offering a beautiful canvas for the new owner to enjoy or tailor to their needs. Flowers and shrubs are neatly planted along the wall, and a large patio area sits closest to the house. Down the side and in front of the house, you will find ample driveway parking, a further front garden and original wall from the old cottage that once sat on the land.

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.

Directions

From Faringdon Market Place, proceed through Cornmarket and up Marlborough Street. At the roundabout, continue over into Coxwell Street/Coxwell Road and proceed for a further mile or so. At the next roundabout, continue over and follow the road into Great Coxwell. At the T junction, turn right and the property can be found on the left hand side.

What3Words: ///dose.pigtails.quicksand

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- G

Our reference

FAR/LH/MS/25092025

We'd love to hear from you

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what the owner said

"Great Coxwell is a lovely village to live in with a very friendly community, only one mile from Faringdon. The house was built by my family, so has great sentimental value. It became a perfect family home and family still love to visit now. Lovely views and quiet area."







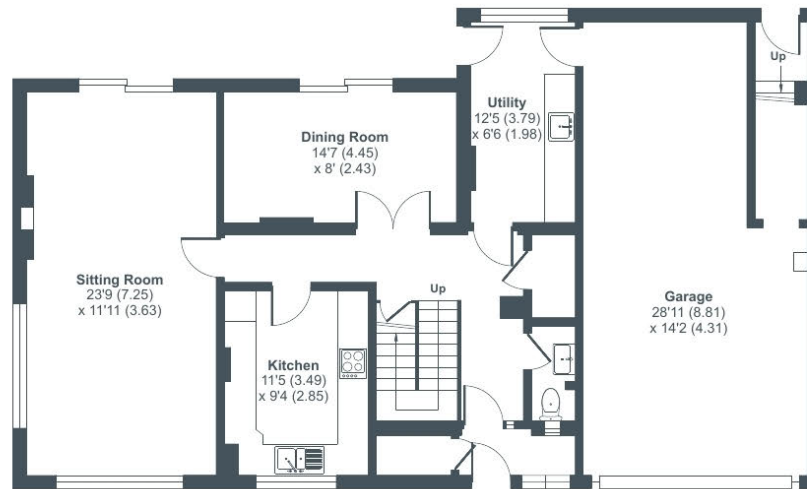
Brookside Great Coxwell, Faringdon, Oxfordshire, SN7

Approximate Area = 1958 sq ft / 181.9 sq m

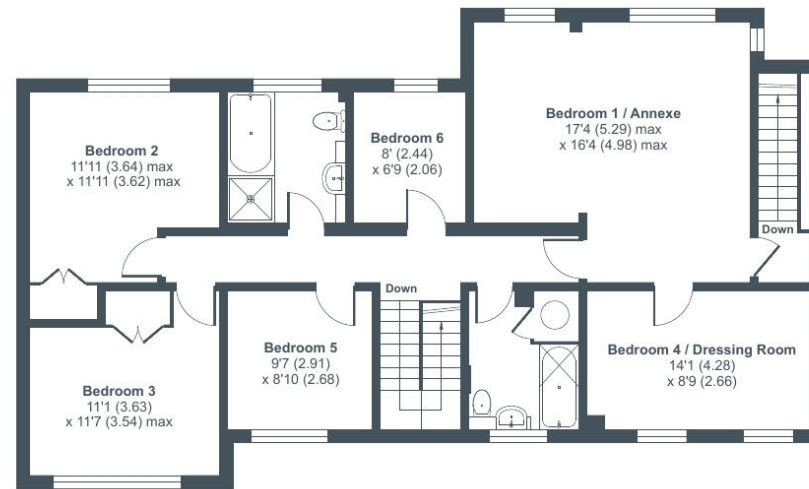
Garage = 399 sq ft / 37 sq m

Total = 2357 sq ft / 218.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1356476







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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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