

## Puddleduck Lane, Great Coxwell, Faringdon, Oxfordshire, SN7 7NA



Wonderful detached home ● Two / Three double bedrooms ● Three bathrooms ● Flexible and spacious living accommodation ● Well-presented ● EPC D ●

# Puddleduck Lane, Great Coxwell, Faringdon, Oxfordshire, SN7 7NA

## Key Features



3

Bedrooms



3

Bathroom



3

Reception

## About the property

Mallards is a beautifully presented, detached chalet style home situated within the heart of the village of Great Coxwell. This property has been very well kept by the current family for over 30 years, and offers flexible accommodation, charming décor, and ample driveway parking.

Upon entering you are greeted by a spacious dining room with stairs to the first floor. There is an attractive sitting room to the rear with a wood burning stove and this leads to a double-glazed conservatory through integral French doors. The kitchen / breakfast room is fitted with a range of shaker style floor and wall mounted units with granite work surfaces and an integrated double oven and induction hob. Off the kitchen is a large utility / boot room which provides access to a newly fitted and modern wet room and a garage. Completing the ground floor accommodation is a wonderful double bedroom.

On the first floor the charm and sense of space continues. There are two double bedrooms, both with en-suite shower rooms and the master is fitted with an array of bespoke wardrobes.

Outside to the front of the property has an attached single garage with driveway parking for four / five vehicles. The rear garden has been landscaped for low maintenance and includes two patio areas, one under a pergola providing the perfect setting to soak up the summer evening rays. There is a greenhouse, a summer house with electric, and the remainder of the garden is laid to gravel with interspersed flower and shrub beds.

## 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.

## 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.

## Directions

From Faringdon Market Place, proceed through Cornmarket into Marlborough Street and go over the mini roundabout into Coxwell Street/Road. Continue on this road, leaving the town and, at the mini roundabout, go over and follow the road into the village of Great Coxwell. At the T-junction, turn left and then immediately right into Puddleduck Lane, where Mallards can be found on the left hand side.

What3Words: ///refer.ruffling.outboard

## Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water - Mains Supply

Sewerage - Private Supply

Heating - Gas Central

## Local Authority

Vale Of White Horse District Council

Council tax Band - E

## Our reference

FAR250433

14th January 2026

## We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356 /E: faringdon@perrybishop.co.uk

## what the owner said

Lovely, quiet location, no traffic and not overlooked. Great walks in the area and lovely neighbours, community and an art week. Surrounded by national trust land yet still easy access to the town and shops.



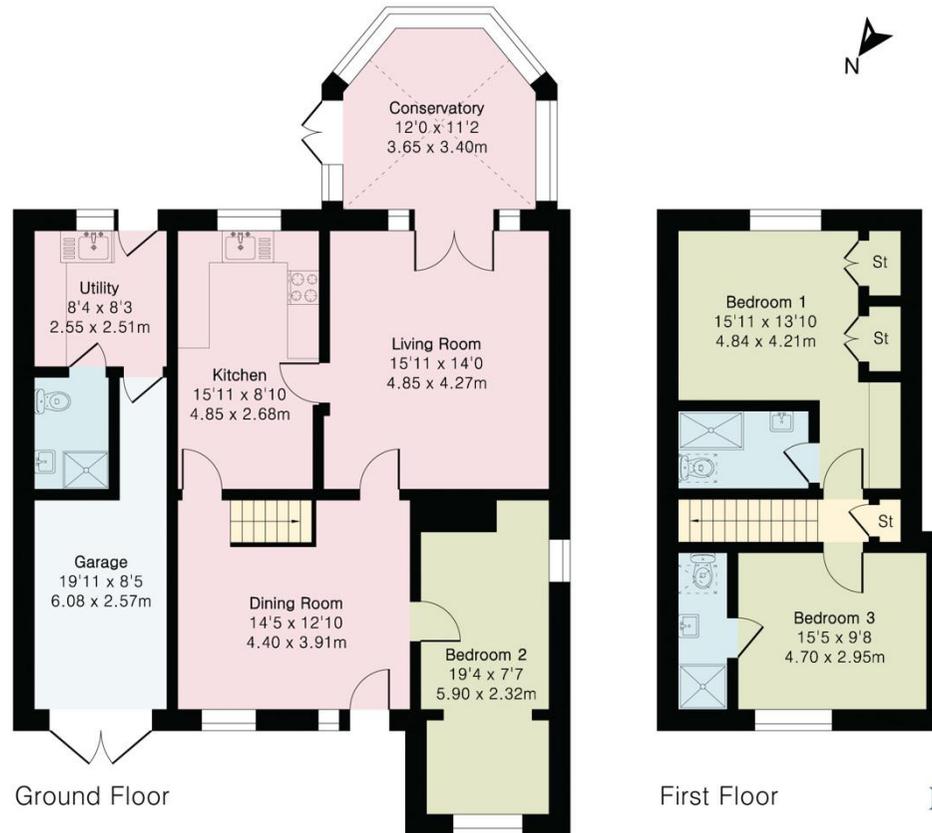




**Approximate Gross Internal Area 1549 sq ft - 144 sq m  
(Including Garage)**

Ground Floor Area 1127 sq ft – 105 sq m

First Floor Area 422 sq ft – 39 sq m



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