



STARLIGHT COTTAGE, CARSWELL MARSH, NEAR FARINGDON, OXFORDSHIRE

STARLIGHT COTTAGE, CARSWELL MARSH, NEAR FARINGDON, OXFORDSHIRE SN7 8JN

AN ATTRACTIVE PERIOD COTTAGE DATING FROM THE MID TO LATE 1800S WITH A PADDOCK IN ALL ABOUT 0.8 ACRE (0.3 HA).

Buckland 2 miles • Faringdon 4 miles • Witney 12 miles •
Oxford 16.5 miles • Swindon 16 miles •
Didcot Parkway 18.5 miles • London 75 miles

Starlight Cottage lies in a loose knit group of former farm dwellings known as Carswell Marsh, about a mile north of the A420 via a no through public road that becomes a farm drive. Built in stone with a tile and pantile roof it has ample scope for improvement and extension subject to planning. The paddock to the rear would suit someone wanting to keep a horse. The property extends to just under an acre and is shown verged green on the sale plan. There is an additional field of about 6.3 acres (2.56 ha) available adjoining to the east (Lot 6 verged yellow).

Situation

Carswell Marsh lies about a mile north of the A420 and just to the west of the popular village of Buckland and 4 miles east of Faringdon the nearest market town. Starlight Cottage lies next to Primrose Cottage and near Carswell Farmhouse. There is a scattering of what were once farm and estate dwellings now mostly in separate ownership. The Vendors retain three dwellings and some farmland round Carswell.

Description and Accommodation

The dwelling is built in stone with a tiled roof and probably dates from the mid to late 1800s. The accommodation comprises:-

On the ground floor – Living room, dining room, kitchen and downstairs WC /cloaks/utility.

On the first floor – three bedrooms and one bathroom.

For more detail see the floor plan.

The EPC is shown on the brochure and is rated F.

Historical Note

Starlight Cottage was originally a farmworkers cottage on the Carswell Manor Estate and more recently during the Vendor's family ownership when it has been occupied by farm workers and more recently, let to a series of tenants. Carswell Manor is now St Hugh's School.

Garden and Paddock

The property extends to almost one acre of which the

paddock is about 0.75 acre. There is a parking/turning area to the east of the dwelling and room for any extension should consent be obtained to do that. The property is shown green as Lot 3 on the sale plan.

Outbuildings

There is an old farm building in the paddock which might convert to a stable or its footprint be replaceable.

Nearer the cottage is a quaint stone and tile building with windows and a chimney which could be converted to an office or studio subject to planning.

Additional Land

There is an additional paddock of about 6.3 acres (2.56 ha) adjoining to the east available separately as Lot 6 and verged yellow on the sale plan.

General Information

Local information

Carswell Marsh lies halfway between the regional centres of Oxford and Swindon. The nearest main settlement for shops and other services is Faringdon which has a weekly market, superstores doctors surgeries and secondary and primary schools. Buckland also has some renowned pubs and a Church of England primary school and one church. The nearest train stations are at Oxford, Didcot and Swindon – all for London Paddington and Bristol. There is a wide range of schools in the private sector around Oxford and Abingdon and St Hugh's is on the road down to Carswell. There is a good selection of golf courses in the area - the nearest being on the other side of the A420 opposite the turn to Carswell, as well as at Faringdon and Frilford. Racing at Newbury, Cheltenham, Bath, Warwick and Stratford.

Services

Mains electricity is connected and mains water via private pipes with shared responsibilities for maintaining /repairing the pipe and requirement to install a sub meter. Oil fired hot water and central heating system (new Grant boiler installed in 2013). The system has not been tested by us.

Rights of Way, Easements & Wayleaves

The property is accessed from the public road via a private drive shared with a number of other properties and the

farm. The purchaser will be required to contribute one ninth share of the annual maintenance and repair costs of the road between A and C and half between C and D which will be kept in the same condition as at present. See Sale Conditions below. There is a footpath and bridleway along part of the main drive.

Planning

The property lies in the Vale of the White Horse District Council. We believe that there may well be scope to enlarge the cottage in an easterly direction to provide additional accommodation on both ground and first floors – obviously subject to planning. The Cottage is not listed as far as we are aware.

Local Authority

The Vale of White Horse District Council
Abbey House
Abbey Close,
Abingdon-On-Thames
OX14 3JE
Tel 01235 520202
e comments@whitehorsedc.gov.uk
www.whitehorsedc.gov.uk

Solicitors

Pellmans LLP, 1 Abbey Street Eynsham, OX29 4TB.
Tel 01865 884400
email mail@pellmans.co.uk

Title Deeds

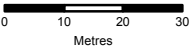
The title is registered as part of a larger estate.

Sales Conditions

Suitable rights will be granted to the purchaser in relation to access and services; the road will be shared with others and the water supply is also shared.

The purchaser will be required to contribute one ninth of the cost of maintaining the roadway between points A and C and half between C and D. The work will be organised by the vendor who will notify the relevant parties of the anticipated costs of any works – the type and condition of the road would remain much the same as at present.

**Properties
at Carswell Marsh**



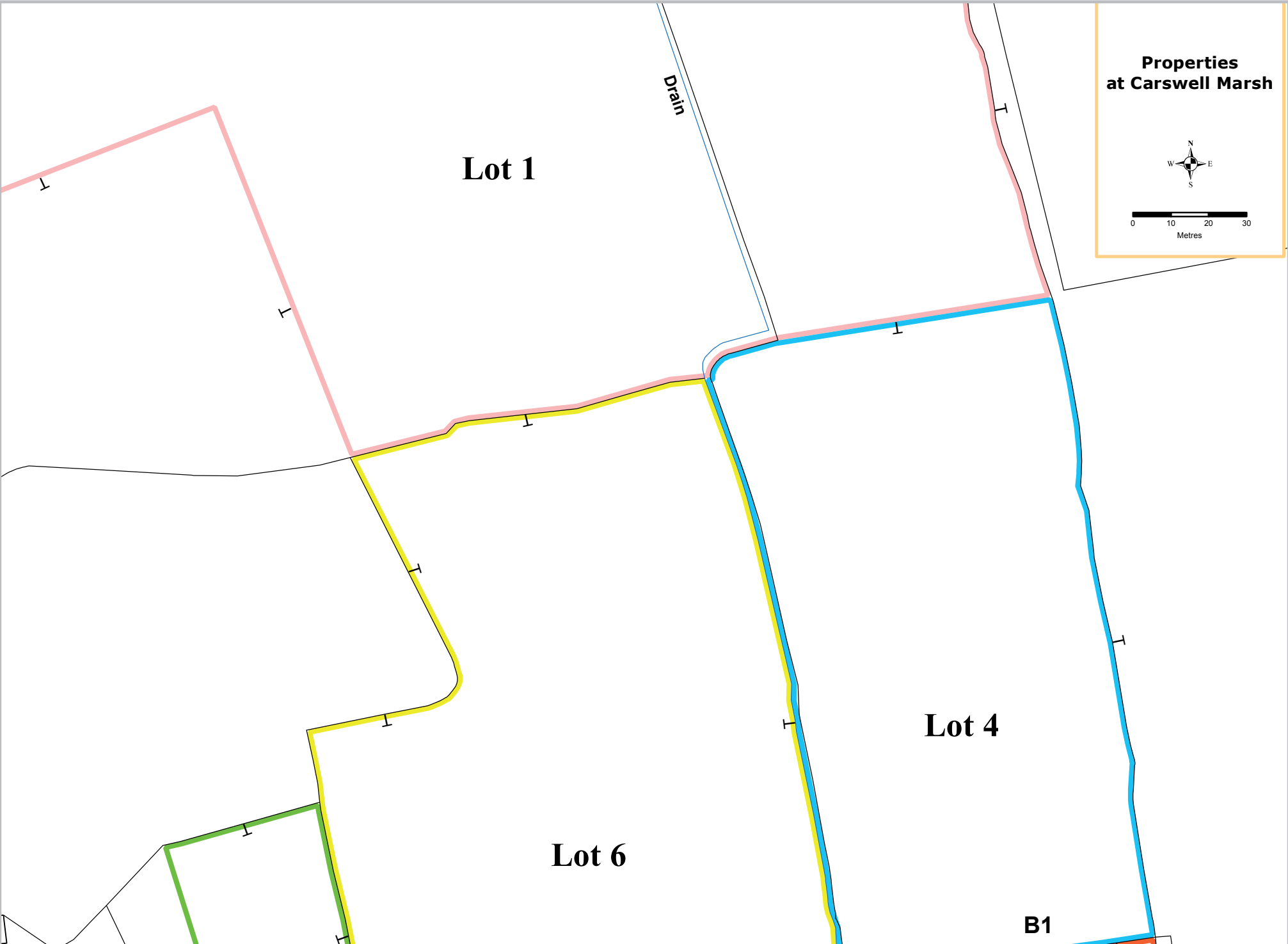
Drain

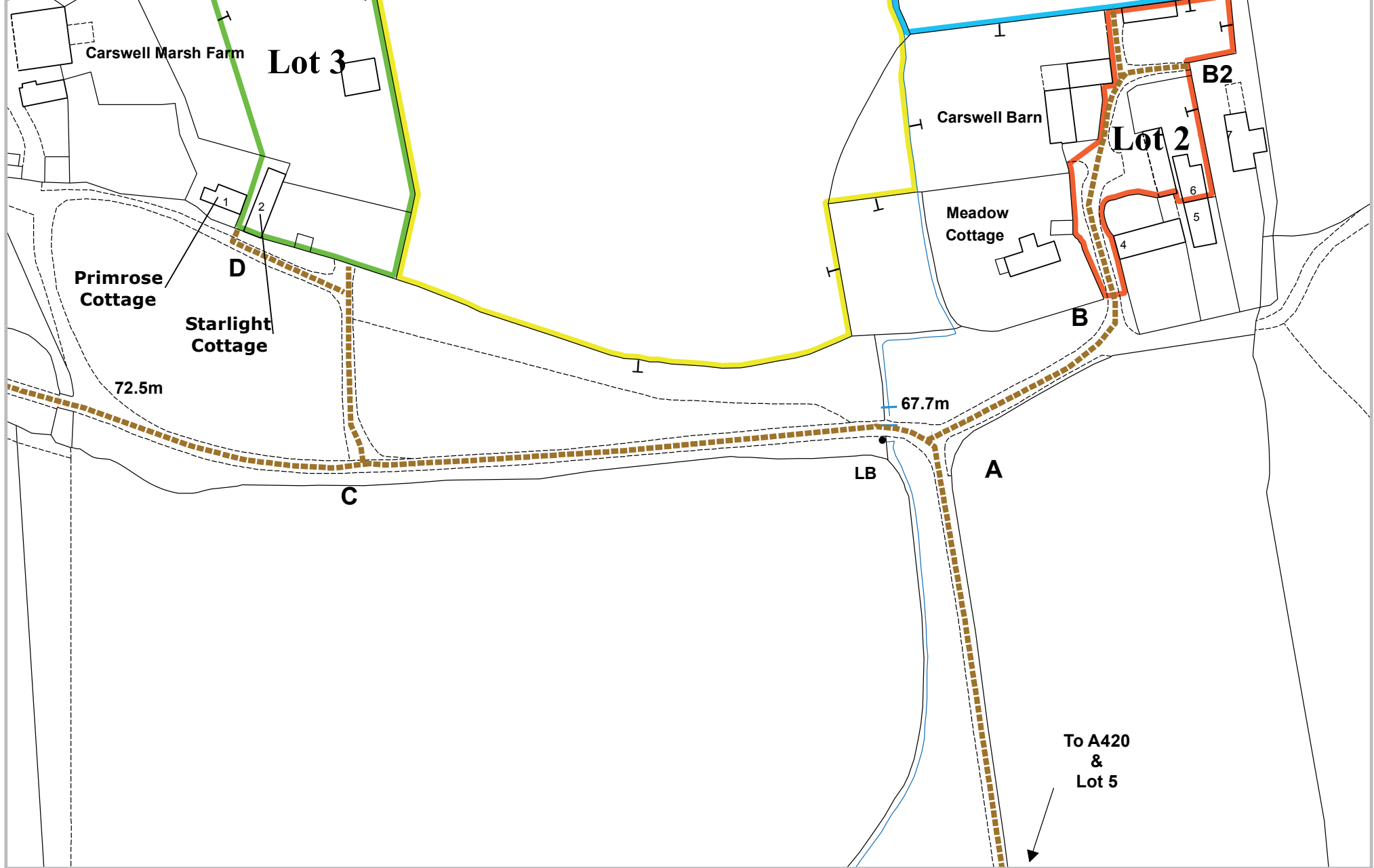
Lot 1

Lot 4

Lot 6

B1





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Water – the purchaser will install a sub meter and pay for the cost of water supplied, a share of any standing charges levied by Thames Water and a share of the maintenance/ repair/replacement of the supply pipes that are shared by other dwellings in the vicinity.

Foul Drainage – there is a Klargestar waste treatment tank/ system in the eastern corner of the property (see plan) shared with Primrose Cottage to the west. Half the cost of maintaining and cleaning or replacing the system will be the purchaser's responsibility. Surface water drains to a ditch on adjoining land.

The paddock may be used for agricultural equestrian or amenity purposes only, and suitable covenants will be imposed on this and Lot 6 adjoining.

Tenure

Freehold with vacant possession on completion.

Method of sale

By private treaty.

Post Code

SN7 8JN

Directions

From Oxford take the A420 to Swindon and Faringdon. Soon after the turning to Buckland, and then the turning to Bampton, about 15 miles from Oxford, there is a turning to the right signed to Carswell and St Hugh's School; take this turning and follow the road past the school and after about a mile turn left at the T junction and Starlight Cottage is found off the farm drive off to the left about 150 metres along the drive and then bear right and the property is the cottage on the right (east) side of the two cottages.

Viewing

Strictly by appointment with the selling agents.

Date of Information

Particulars prepared – April 2015

Photographs taken – May 2015

Starlight Cottage, Carswell Marsh, Faringdon
Approximate Gross Internal Area
1270 Sq Ft/118 Sq M

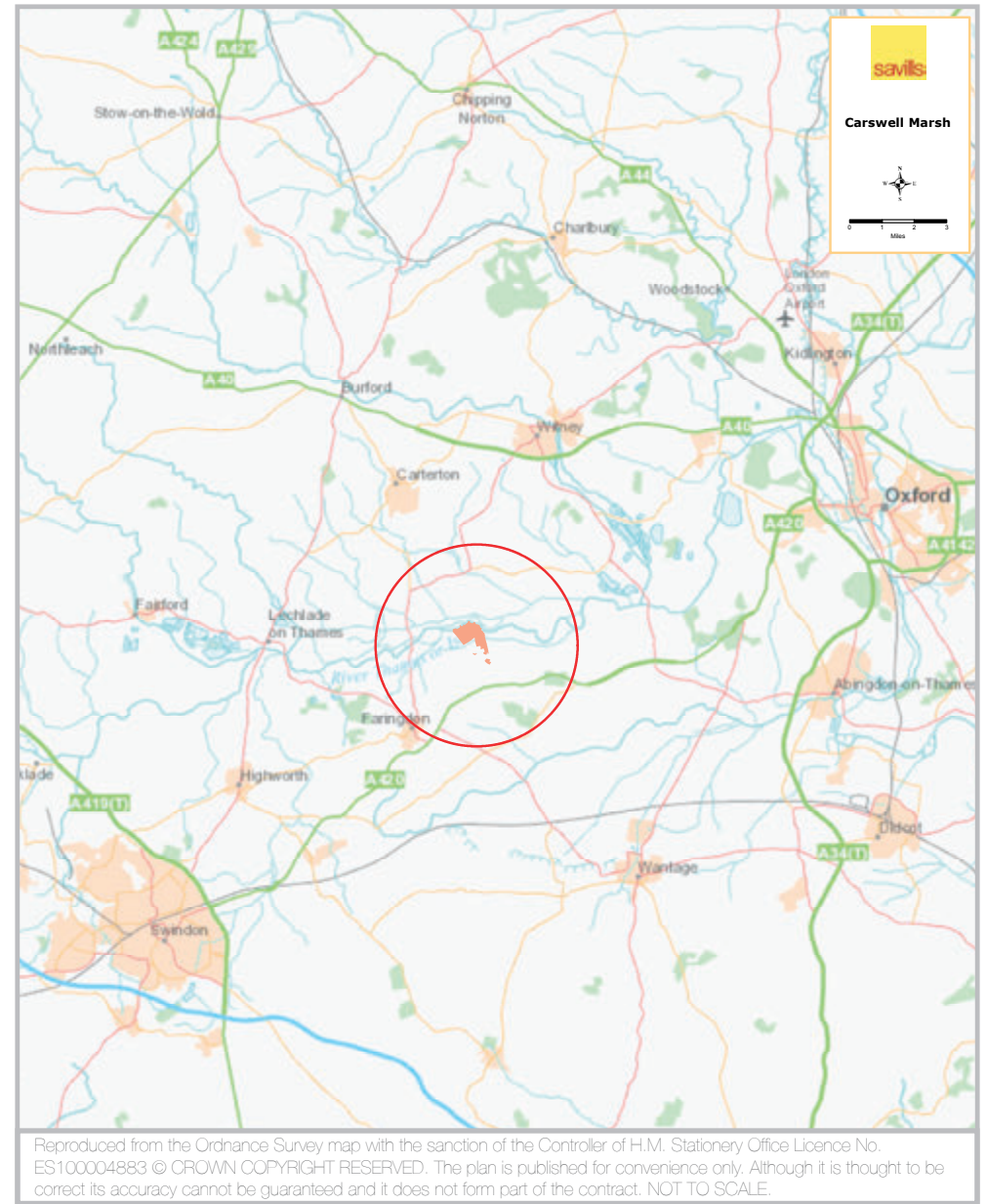
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		33	
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 --- Denotes restricted head height
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