



Great Coxwell, Faringdon, Oxfordshire SN7 7NG

Perry Bishop
and Chambers

the agent who keeps you informed

The Property

Tucked away in a private courtyard of five similar dwellings, this substantial detached family home is a real find.

Benefiting from a recent extension to the rear, the house provides a flexible arrangement of accommodation on the ground floor which includes a spacious entrance hall with cloakroom and a large sitting room with oak floor and fire place fitted with a wood burning stove. The family kitchen/breakfast room has been extensively refitted to include granite worktops and a range of appliances, including an Alpha cooking range which runs on mains gas and provides hot water for the heating and is used for cooking. To the rear of the kitchen is a stunning family dining/music/garden room with bi-fold doors on to the rear garden. This is a wonderfully versatile space with a wood-burning stove. In addition there is a playroom with a utility cupboard and stairs rising to a first floor guest bedroom which has fitted wardrobes and a modern en suite shower/wet room.

On the first floor are two good-sized double bedrooms with en suite shower rooms, two further double bedrooms and a family bathroom fitted with a roll-top bath.

Outside, the property enjoys mature gardens lying to the front and rear. These are attractively landscaped with the front garden benefiting from off-road parking for several vehicles, leading to a detached garage. The garage houses one vehicle and has an adjacent kitchenette and cloakroom with stairs rising to a room over. The rear garden is attractively landscaped, backing on to a paddock, and includes a large pond, summerhouse and stable. N.B. The rear section of garden through the five bar gate has restricted use and cannot be landscaped, the property also lies within a conservation area.

The property benefits from a gas heating system to radiators and early internal viewing is highly recommended.

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 parish church and on the edge of the village is the finest surviving medieval barn in the country, dating back to the 13th Century, and now owned by the National Trust.

The historic nearby market town of Faringdon has a thriving community and amenities such as the Leisure Centre, Library, Faringdon Community College, Junior and Infant schools as well as Ferndale House Preparatory School and The Old Station Nursery, two doctors' surgeries and a Family Centre. Buses travel from the town to private schools at Abingdon.

The area is served by the Stagecoach 66 bus which runs a half-hourly service through much of the day from Swindon to Oxford and back. The village is also ideally positioned for the A420, leading to the A34, M40 and M4 and mainline railway services from Swindon, Oxford and Didcot Parkway.

Directions

From Faringdon Market Place, proceed through Commarket and go over the mini roundabout into Coxwell Street/Road. Continue out of Faringdon, going over the mini roundabout and on into Great Coxwell. Turn left at the T-junction and follow the road around the bends. The property is signposted on the right hand side alongside Pear Tree Farm. Turn right into the private yard and the property is second on the right.

Viewings

Strictly by appointment only – appointments to view should be made through our Faringdon Office – 01367 240356.

Local Authority

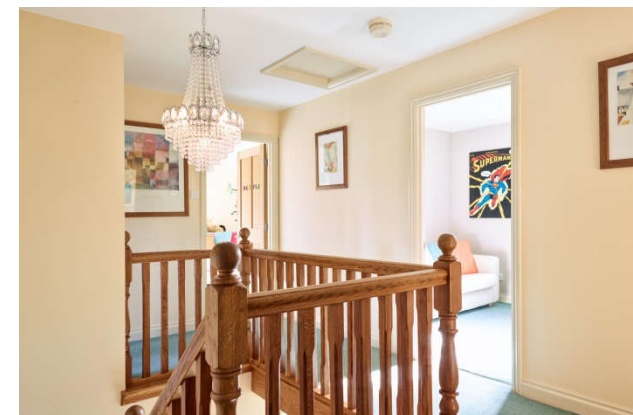
Vale of the White Horse District Council

Services and Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

EPC rating: D

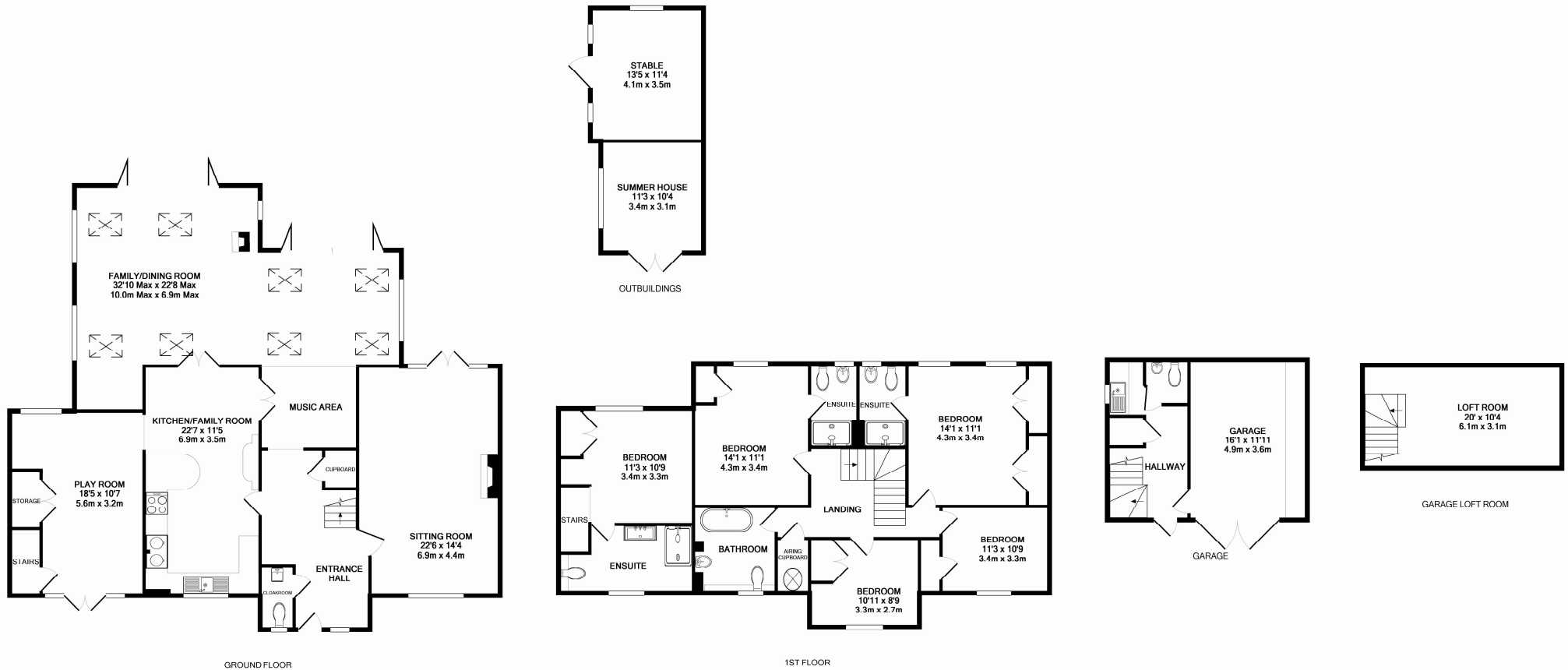
Ref: FAR/4190/MDM/190116











GROUND FLOOR

1ST FLOOR

OUTBUILDINGS

GARAGE LOFT ROOM

TOTAL APPROX. FLOOR AREA 3136 SQ.FT. (291.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62016

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. Room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. Measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. In addition photography, either internal or external may have been taken with the use of a wide angled lens.

P325 Ravensworth 01670 713330