



Greenhill Cottage

Summerside, Buckland, Oxfordshire

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An attractive and well-presented Grade II Listed thatched cottage situated in a popular village.

Accommodation

Entrance Hall/Study/Office • Sitting Room with Open Fire
Dining room • Kitchen with Larder • Utility Room with Cloakroom
Master Bedroom • Second Double Bedroom • Single Bedroom
Family Bathroom • Storage Area • Garage • Gravelled Parking
Mature Garden with Store

Location

Faringdon 3 miles • Oxford 16 miles • Swindon 16 miles
mainline station at Didcot (11 miles) direct to London Paddington,
Kingston Bagpuize 4 miles (All mileages are approximate)

Description

Greenhill Cottage is a pretty, well-presented Grade II Listed detached cottage, situated in the sought-after village of Buckland.

The accommodation is arranged over two floors and offers excellent living space. The front door opens into a spacious entrance hall, which could be used as a study area or office. To the left is a comfortable sitting room with windows to three sides, wooden beam and open fireplace with exposed stonework. Beyond the sitting room is the dining room, which in turn leads to the fitted kitchen. The entrance hall/study, sitting room and dining room all benefit from electric underfloor heating. The kitchen has integrated appliances, tiled floor and larder. A utility area with downstairs cloakroom and window overlooking the rear garden are found to the rear of the kitchen. An external door leads to an enclosed storage area from where there is also access to the garage and garden.

Upstairs, there are two double bedrooms and a single room, served by a family bathroom. The master bedroom, to the rear of the house and overlooking the garden, has a large wardrobe space which has the possibility of becoming an en-suite shower room.

To the front of the property is the gravelled driveway which can accommodate at least two cars. It is bordered by a Cotswold stone wall and a variety of shrubs and trees. The garage is beyond and benefits from power and light.

The garden is both mature and pretty, stocked with an abundance of shrubs and plants. It offers a good deal of privacy. There is a small terrace, lawn, seating area and old pig sty, ideal for storage. A small brook flows at the bottom of the garden.





Situation

The village is in a Conservation Area and benefits from a village hall, a renowned public house with restaurant and two churches. Daily shopping is available in the nearby market towns of Faringdon, Witney and Wantage with the larger centres of Oxford and Swindon providing a variety of shopping, recreational and cultural facilities. There are a number of excellent private and state schools in the area.

Communications are good with the A34 providing access to both the M4 (J13) and M4 (J9) off the M40. The main line stations at Oxford and Didcot provide excellent rail services to London Paddington.

Racing is available at Newbury and Cheltenham and golf courses in the area include Frilford Heath and Carswell. There is a wide range of water sports available at nearby Farmoor Reservoir.

Services

Mains water, electricity, gas and drainage. Gas fired central heating. Telephone (subject to BT regulations) Broadband is available in Buckland village. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

Fixtures And Fittings

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including curtains, garden ornaments and statues are excluded. Some may be available by separate negotiation if required.

Local Authority

Vale of White Horse Environmental Services Directorate. P O Box 127, Abbey House, Abingdon, Oxfordshire Ox14 32JN Tel: 01235 520202 Fax: 01235 540396. Website www.whitehorsedc.gov.uk

Viewing

Please telephone Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888 E angus@butlersherborn.co.uk

Postcode

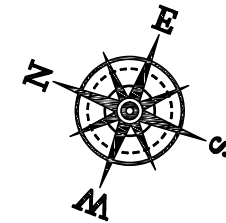
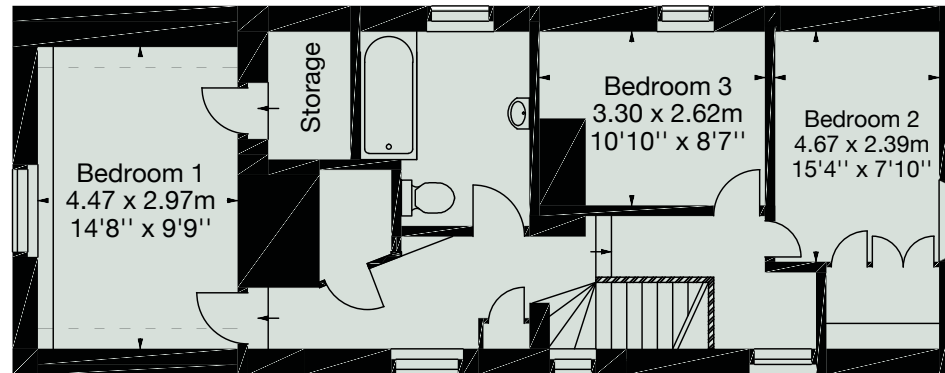
SN7 8QY

Directions

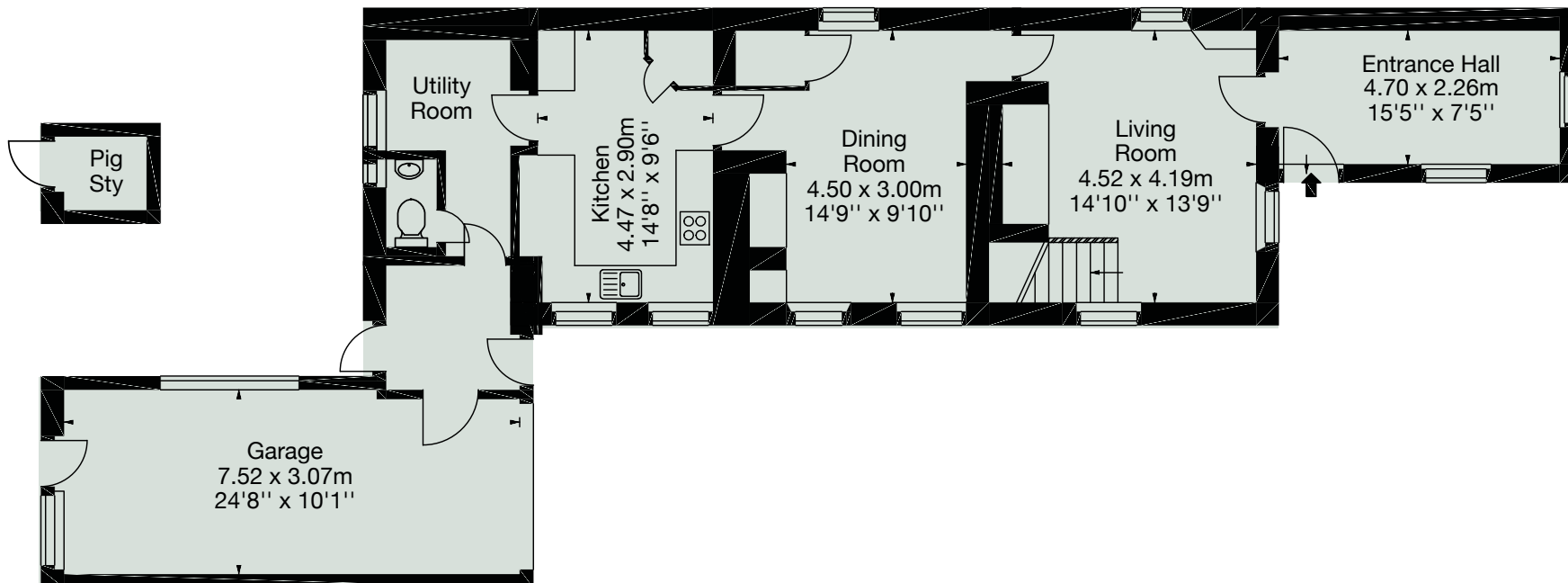
From Oxford proceed on the A420 towards Faringdon, take the second right turn signposted toward Buckland and turn right to Buckland village. Continue over the bridge and through the village to Summerside. Greenhill Cottage will be found on the right hand side opposite the Primary School.

Greenhill Cottage,
9 Summerside,
Buckland,
Faringdon, SN7 8QY
Approx. Gross Internal Area
1772 Sq Ft - 164 Sq M
(Including Garage)

Pig Sty
Approx. Gross Internal Area
19 Sq Ft - 1.7 Sq M



First Floor



Ground Floor



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