

Perry Bishop
and Chambers

the agent who keeps you informed

Ock Cottage, Lower Woolstone, Faringdon, Oxfordshire SN7 7QR



Detached period cottage with room to extend | Five bedrooms
Gardens and pony paddock | Three/four reception rooms
Garage and parking | EPC F

£800,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

Ock Cottage, Lower Woolstone, Faringdon, Oxfordshire SN7 7QR



5 Bedrooms



2 Bathrooms



3 Receptions

Ock Cottage comprises a pretty period detached chalkstone-fronted cottage, situated on the outskirts of the village of Woolstone, within sight of the historic Uffington White Horse. Originally dating from the mid 17th century, the property started life as two one-bedroom cottages, now combined into one dwelling and extended to provide a flexible arrangement of accommodation with further potential.

The ground floor accommodation comprises an entrance hall, with cloak/shower room, leading to a generous sitting room with open fireplace with Jetmaster fire, a spacious dining room, a separate family room, and a study or ground floor bedroom. There is a family kitchen/breakfast room and a utility room.

On the first floor are four double bedrooms and a family bathroom with potential to enlarge by extending over the ground floor to the rear, subject to the necessary planning consents.

Outside, the property has driveway parking leading to a single attached garage with a woodstore and a recently replaced oil

tank at the rear. The gardens lie to the front, side and rear of the property, mainly laid to lawn and extending into a paddock with an old stable. The River Ock meanders through the garden which is an attractive feature. The paddock is estimated to measure c. 0.7 acres.

The property is believed to have mains electricity and water connected, with a private septic tank, and heating is by way of an oil-fired boiler to radiators.

The property is not thought to be listed and lies outside the conservation area.

Amenities

Woolstone is a small downland village with a beautiful 12th century Church, All Saints, which has a lead font. There is also a very popular pub, The White Horse.

The Uffington White Horse is an impressive site close to the ancient Ridgeway path. Nearby are Dragons Hill, The Manger,



Uffington Castle and Waylands Smithy, which have all been the subject of legend and folklore for over a thousand years.

Just two miles from Woolstone is the historic village of Uffington which has a very successful Church of England primary school, a shop/Post Office, village hall and a parish church known as "The Cathedral of the Vale", with an unusual octagonal tower.

Situated at the gateway to the Cotswolds in the Vale of the White Horse, Faringdon (c. 6 miles) is an historic market town offering a variety of shops, a weekly market and a monthly farmers' market. Larger stores can be found in Swindon (c. 12 miles), Oxford (c. 21 miles) and Wantage (c. 7.5 miles). Faringdon also has an outstanding Community College (secondary school), a leisure centre with indoor swimming pool, a health centre and dental practice. Shrivenham also has a doctors' surgery where many attend. The Defence Academy of the United Kingdom is based there as well. Local preparatory schools nearby are Pinewood in Bourton, St Hugh's at Carswell near Faringdon, Abingdon Preparatory School at Frilford and Cothill, close to Abingdon.

This is an ideal location for commuting, with superb access offered via the A420 and A34 to the M4 and M40 motorways which in turn connect to other routes north and south, and mainline train services from Oxford, Didcot Parkway and Swindon. It is between one and two hours' drive to five international airports (Heathrow, Birmingham, Bristol, Luton and Southampton).

Directions

Leaving Faringdon on Park Road, turn right on to the A420 towards Swindon and left where signposted to Fernham and Uffington. On reaching Fernham, turn left through the village and bear right towards Uffington. Approaching Uffington, turn right at the T-junction and at the next corner, right again towards Woolstone and Longcot. Take the first turning on the left towards Woolstone, continue round the bends and Ock Cottage is the second cottage on the right hand side, identified by the agent's 'For Sale' board.

Services & Tenure

We believe the property is served by mains electricity and water, and drainage is by way of a private septic tank. 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.

Local Authority

Vale of White Horse District Council

Ref: FAR/4489/MDM/SC/20170925

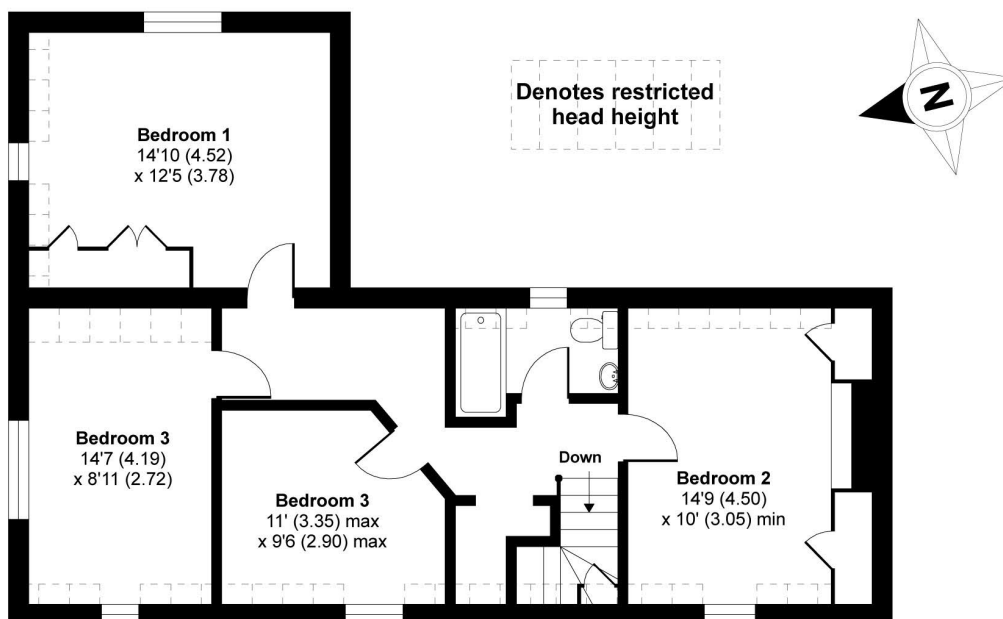




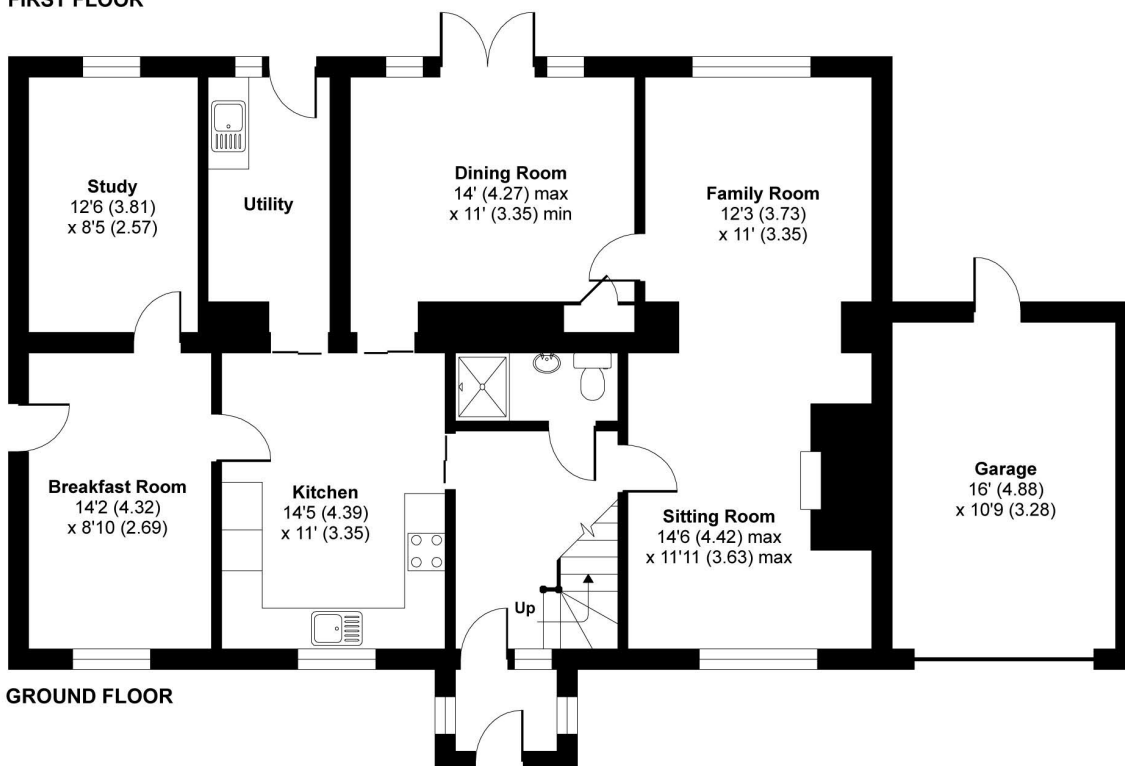


Ock Cottage, Lower Woolstone, Faringdon, SN7

APPROX. GROSS INTERNAL FLOOR AREA 2107 SQ FT 195.7 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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