



Garage Cottage Off St Georges Road, Buckland, Faringdon, SN7 8QR
Guide Price £500,000 Freehold

THOMAS
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SALES LETTINGS



The Property

This idyllic Cotswold stone stable barn conversion is situated in the picturesque village of Buckland, and offers pleasant views over St George's Church. No onward chain.

Upon entering through the stone walled cottage garden the beautiful home greets you with a large boot room/ entrance hall, the spacious kitchen is flooded with natural light has a range of eye and base level units. There are two further reception rooms each with their period character, high ceilings, large windows and the living room has a feature brick fire surround. There is separate ground floor cloakroom off the sitting room.

To the first floor the landing has a charming decorative door, and three good sized double bedrooms and a modern family bathroom.

Outside to the front of the property is the attractive stone walled private garden mainly laid to lawn edged with pretty shrub and flower borders. A gravel path leads to the front door and a useful storage room which has the potential to be incorporated into the main house subject to correct permissions. On street parking is available adjacent to the property.



Some material information to note: Freehold property. Gas central heating. Mains water, electrics and drains. Ofcom checker indicates standard, ultrafast and superfast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with some major providers. The government portal generally highlights this as a very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work.



Key Features

- Three bedroom character cottage
- No Onward chain
- Cotswold Stone barn conversion
- Kitchen
- Two reception rooms
- Family bathroom
- Attractive and private stone walled garden
- Large entrance hall / boot room
- Gas central heating
- Council tax band: D, EPC rating: D

The Location

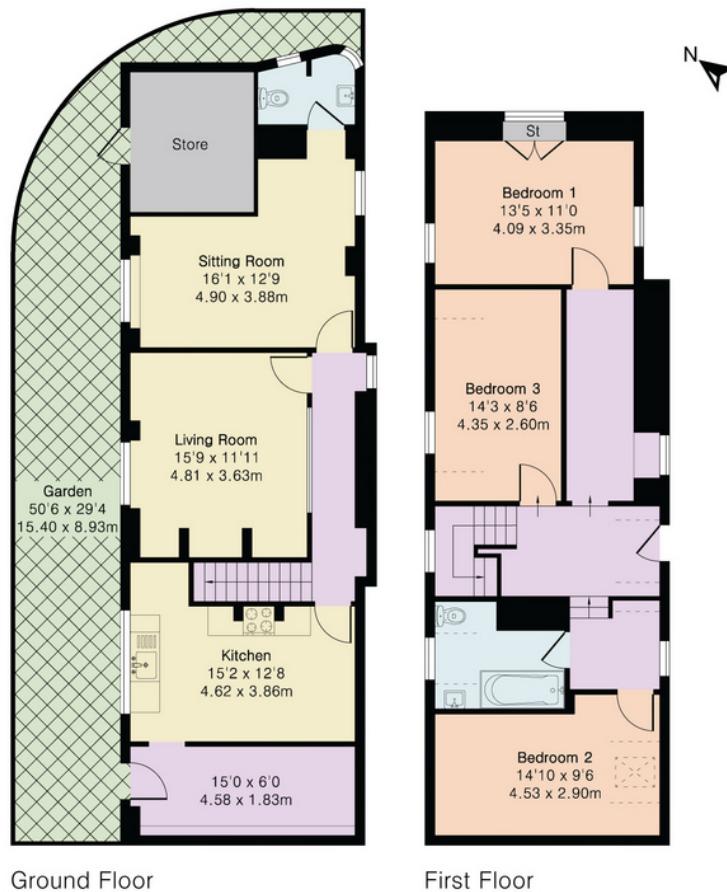
The property is situated within the picturesque village of Buckland, which is located approximately 14 miles to the west of Oxford and surrounded by open countryside. Buckland is a thriving village with a range of amenities including a primary school, an excellent pub, a village hall and a beautiful Norman church. Shopping and leisure facilities can be found at the nearby market towns of Faringdon, Wantage and Witney. St Hugh's Prep School is approximately a mile away and there are convenient bus and coach links to the independent schools in Oxford and Abingdon, and to Faringdon Community College. Didcot Parkway Station (London Paddington) and Oxford Parkway Station (London Marylebone) are both within easy reach of Buckland.



Approximate Gross Internal Area 1423 sq ft - 132 sq m

Ground Floor Area 713 sq ft – 66 sq m

First Floor Area 710 sq ft – 66 sq m



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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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