

Cedar Lodge

Great Coxwell, Faringdon, Oxfordshire





Cedar Lodge is an impressive contemporary house with equestrian facilities and secondary accommodation.

Faringdon 2 miles, Lechlade 7 miles, Swindon 12 miles (mainline railway station London Paddington 65 minutes), M4 (Junction 15) 12 miles, Oxford 19 miles, Cirencester 20 miles.
(Distances and times approximate).


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Summary of accommodation

Main House

Ground Floor: Entrance hall | Kitchen/sitting/dining room | Family room | Dining room | Boot room | Utility room | WC | Shower and WC | Cellar
First Floor: Principal bedroom with dressing room and en suite shower | Bedroom with en suite bathroom | Bedrooms with en suite shower room
Bedroom with dressing room and en suite shower room | Bedroom | Bathroom

Annexe

Kitchen/sitting room | Shower | Bedroom

Garden and Grounds

Garage | Private parking | Studio | Garden | Stables with tack rooms and WC | Arena | Feed store | Paddock

In all about 2.27 acres, with an additional 0.46 acres available by separate negotiation.

Situation

(Distances and times are approximate)

Great Coxwell is a small rural village just off the A420 main artery road, within a short distance of Faringdon market town. Abutting nearby Wiltshire, north Berkshire and south Gloucestershire, there are plenty of sites to see and visit.



The historic market town of Faringdon has a thriving community and amenities such as the Leisure Centre, Library, Faringdon Community College, Junior and Infant schools, The Old Station Nursery, and doctors' and dentists' surgeries. The town has several supermarkets, including Aldi, Tesco and Waitrose. A community minibus service into town is available for villagers during the week.



School buses serve the independent Abingdon schools of St Helen's and St Katharine's, Our Lady's, Abingdon School and Abingdon Preparatory School. Both St Hugh's and Pinewood preparatory schools are nearby.



Faringdon is ideally positioned for the A420, leading to the A34, M40, M4 and M5.



Mainline railway services from Swindon, Oxford, Oxford Parkway and Didcot Parkway.



Cedar Lodge

Cedar Lodge is a contemporary home which is ideal for entertaining and family living. It was built by the current owners in 2009 and has been well-maintained since. The ground floor comprises an open-plan kitchen/breakfast/sitting room with an open fire and a wine cellar. This very much feels like the heart of the home and goes down into both the formal sitting room and the family room which then both lead out to the patio and garden. There is also a spacious boot room with an en suite shower and a downstairs cloakroom.

The first floor has a large principal bedroom with a modern tiled en suite bathroom, dressing room and balcony offering rural views. There are three further double bedrooms with en suite shower rooms, a fifth bedroom and a family bathroom off the hall.

Within the grounds is a one bedroom annexe, which can be used as secondary accommodation or to provide rental income.

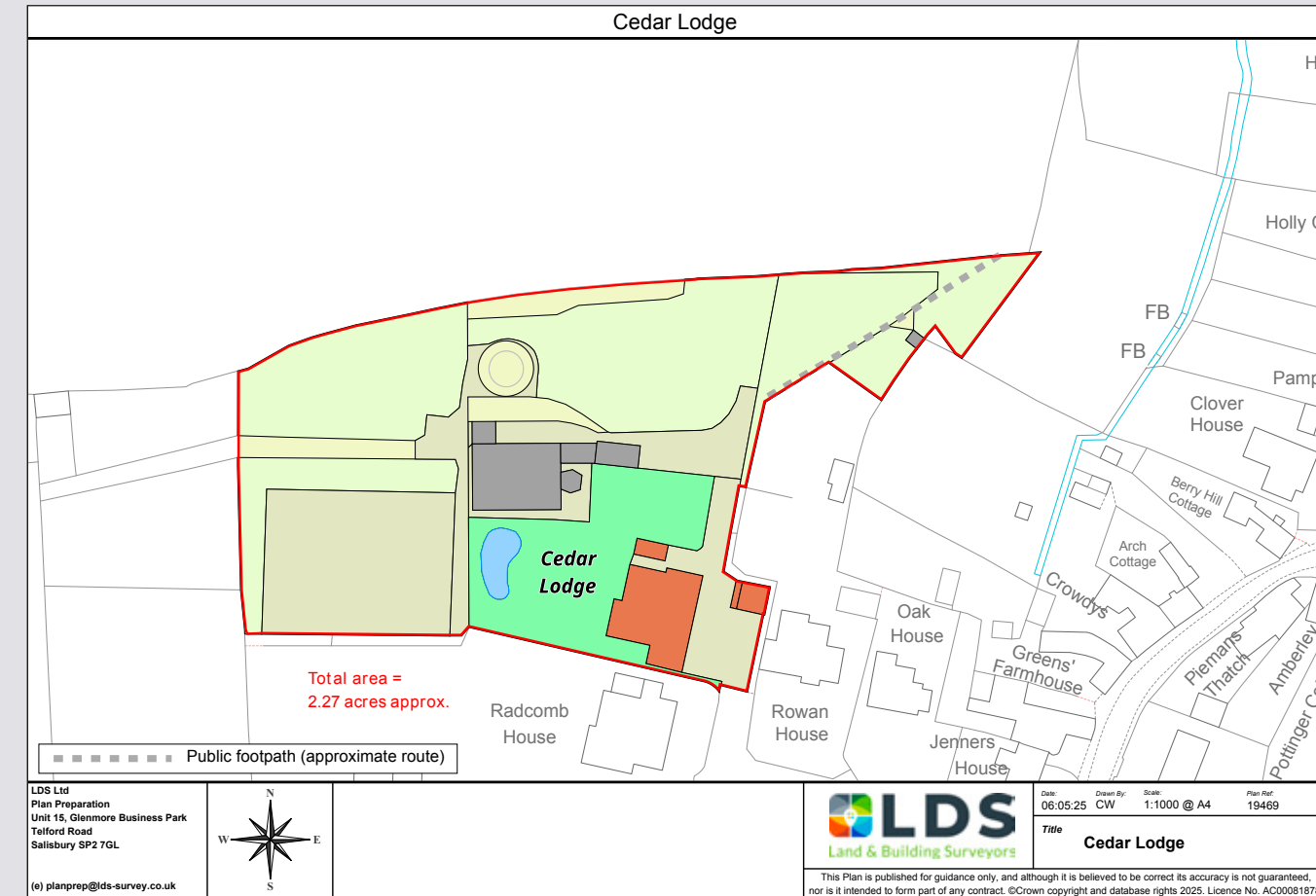
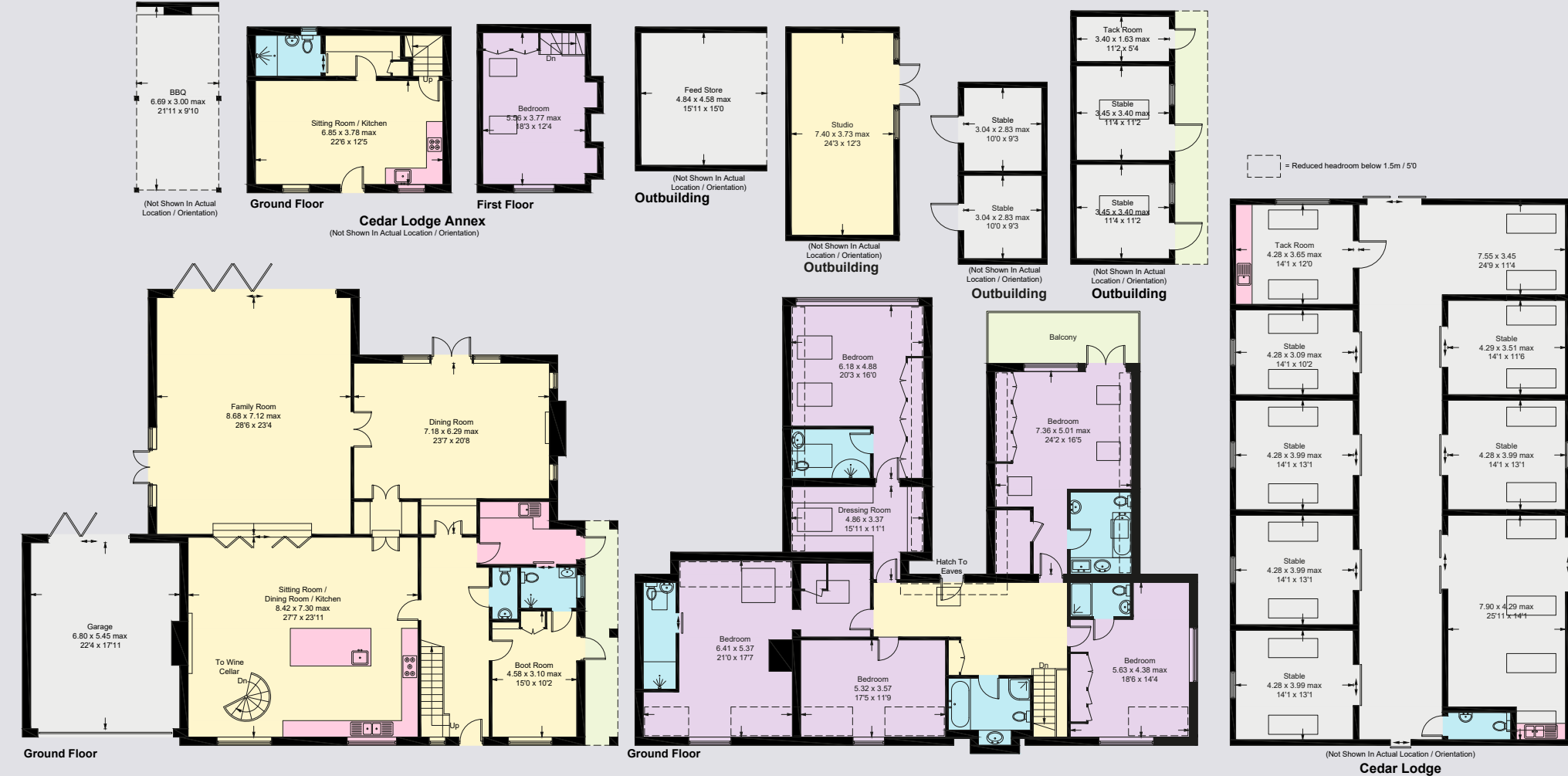






Approximate Gross Internal Floor Area
Main House: 416.5 sq.m / 4,483 sq.ft
Outbuildings: 398 sq.m / 4,284 sq.ft
(Incl. Annexe / Excluding BBQ & Feed Store)
Garage: 37.5 sq.m / 404 sq.ft
Total Area: 852 sq.m / 9,171 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Outside

The property is accessed via gates leading to a gravel drive, providing parking for multiple vehicles. The main house has a private garden to the rear and a New American Barn providing six stables, a tack room and a WC. There is a riding arena, further paddock, studio, and further outbuildings. The area is highlighted on the land plan within the brochure.

Property Information

Tenure: Freehold

Services: Mains Drainage, Gas and Water.

Local Authority: Vale of White Horse

Council Tax: Band G

EPC: C

Guide Price: £1,500,000

Postcode: SN7 7NG

What3Words: ///gong.tacky.joyously

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Cirencester
One Market Place
Cirencester
GL7 2PE

Harry Pearson
01285 882 003
harry.pearson@knightfrank.com

knightfrank.co.uk

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2025. Photographs and videos dated February 2025.

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