

GREEN & CO





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Description

Set in an enviable location and occupying a plot of over 1 acre (0.4 hectares), this attractive family three/four-bedroom home presents a rare opportunity to create a much larger bespoke residence in a peaceful and private setting. With extant planning permission partially implemented in 2003 with the addition of a conservatory, the property offers flexibility to extend and remodel to your own vision (with varied permission) or simply leave the layout as is and alter to your taste as you go. Featuring wonderful views to the Uffington White Horse and Berkshire Downs, the expansive gardens offer both privacy and seclusion, with an extensive in-and-out gravel driveway providing generous parking at the front. This is complemented by a detached double garage to the side, with a spacious room above which is ideal for a home office or studio. To the rear, a formal lawn is interspersed with mature trees and shrubs and features a generous pond, creating a picturesque outdoor retreat that is bordered to the south and east by National Trust land. Ideally located on the edge of the village with excellent transport links nearby, Hills is offered for sale for the first time in 30 years and with no onward chain, allowing a seamless move into this exceptional setting and the chance to realise your dream home without delay.

Location

Great Coxwell is a picturesque village located about a mile southwest of Faringdon, set on a limestone ridge typical of the Mid-Vale area. This geology is reflected in the characterful older properties that give the village its distinctive charm. Its appealing rural setting, combined with convenient access to the amenities of nearby Faringdon and the A420 (connecting Oxford and Swindon), makes Great Coxwell a highly sought-after location. At the heart of





the village stands the small 12th-century Church of St Giles, built on the site of an earlier Saxon church. Just beyond the village lies the remarkable Great Coxwell Barn, a 13th-century tithe barn regarded as the finest surviving example of its kind in England. Now owned and preserved by the National Trust, the barn is an outstanding piece of medieval architecture and a key feature of the local heritage. The neighbouring market town of Faringdon offers a wide range of facilities, including a Waitrose supermarket, independent shops, cafés, and essential services. The area is also exceptionally well served by schools, with notable options including St Hugh's, Pinewood, Cothill, and



Radley College, as well as The Dragon, Summer Fields, Headington, and Magdalen College School in Oxford. Abingdon is also within easy reach, home to Abingdon School and St Helen and St Katharine.

what3words

w3w.co/showdown.agents.liberated.

Tenure

Freehold.

Ofcom

For broadband speeds and mobile coverage please visit <https://www.ofcom.org.uk/>, if Rightmove have deleted

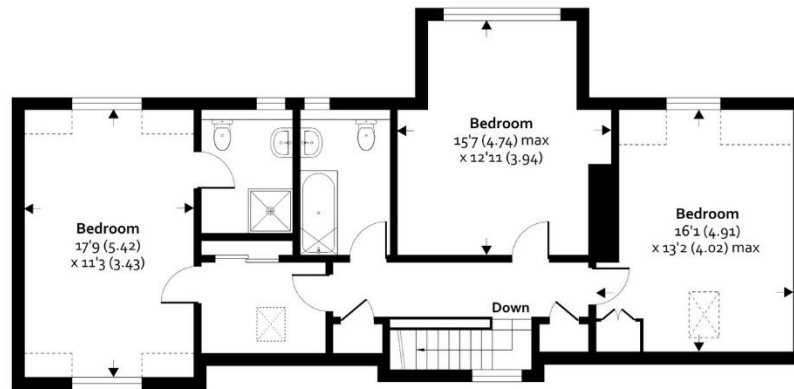




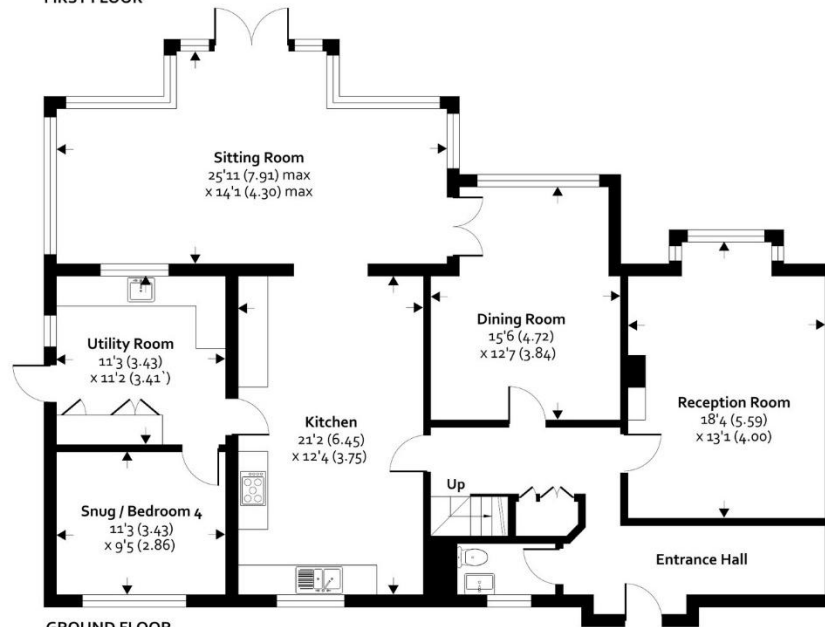
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Hills, Great Coxwell, Faringdon, SN7 7LY

Approximate Area = 2365 sq ft / 219.7 sq m
Including Limited Use Area(s) = 40 sq ft / 3.7 sq m
Garage = 356 sq ft / 33 sq m
Annexe = 190 sq ft / 17.6 sq m
Total = 2951 sq ft / 274 sq m
For identification only - Not to scale

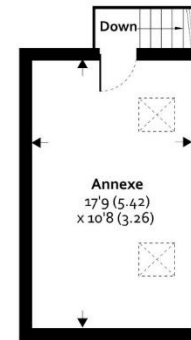


FIRST FLOOR

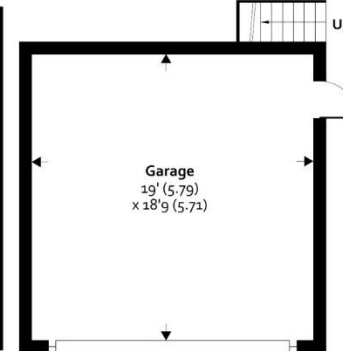


GROUND FLOOR

Denotes restricted
head height



ANNEXE



GARAGE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Green & Co. REF: 1293328

GREEN®

this link then please click on our attached PDF brochure and click on the link there.

Utilities

Most mains services with septic tank.

Heating Type

Gas fired central heating to radiators.

EER

E.

Council Tax Band

G.

33 Market Place, Wantage, Oxon, OX12 8AL

t:01235 763562

e:sales@greenand.co.uk

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CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit www.greenand.co.uk/primary-policy-and-notice.