



Poppy Cottage, Baulking
Faringdon, Oxfordshire



Poppy Cottage Baulking, Faringdon, Oxfordshire, SN7 8NR

Guide Price £450,000 Freehold

A delightful extended three bedroom former farm workers' cottage, situated in a semi-rural position midway between market towns Wantage and Faringdon, boasting far reaching views to the front and rear over the surrounding rural landscape.

- Very well presented throughout
- Large garden with kitchen garden area
- Detached garage/workshop and carport
- Adjoining farmland with countryside walks
- Extended and improved over the years
- 3 bedrooms all with countryside views
- Large en suite shower room and well appointed family bathroom
- Bespoke kitchen with range cooker
- Utility room and cloakroom
- Spacious living room with woodburner



LOCATION

Baulking is a small village and civil parish about 3.5 miles (5.6 km) southeast of Faringdon in the Vale of White Horse district of Oxfordshire. The parish is bounded to the north and north-west by the River Ock, to the south by its tributary Stutfield Brook and to the east by field boundaries. The village is arranged along a delightful, large, elongated village green running north – south, on the side of a slight rise of land bounded on two sides by a bend in the river. In ancient times Baulking was a market town – in which by 1792 it had ceased to be held. The village community has a superb Grade-I-listed 13th century church, an Equestrian Centre and access to delightful walks in the countryside surrounding, giving an idyllic peaceful semi-rural feel to village life. There is a wonderful community spirit amongst the residents where many social gatherings around the green occur. The village of Uffington is within easy reach with a shop, pub and excellent pre-school and primary school and museum with further comprehensive amenities to be found in the market towns of Wantage or Faringdon. Didcot to the east (A417) has a mainline train service to London Paddington (c.45 minutes).

DESCRIPTION

A delightful, extended three bedroom former farm workers' cottage, situated midway between the market towns of Wantage and Faringdon, benefitting from a large garden C. 70' x 32' to the rear and garage, boasting far reaching views to the front and rear over the surrounding rural landscape.

The smartly presented accommodation comprises of; to the ground floor a useful entrance porch providing ample coats hanging space, spacious living room featuring a woodburning stove, extended dining/family room which has bi-fold doors to the garden, lovely cottage style kitchen comprehensively fitted with bespoke cabinetry, wood worktops, a Belfast sink and a slate tiled floor, featuring a range cooker, space for a dishwasher and a large freestanding fridge freezer (negotiable). There is also a useful utility/boot room which has access to the garden and a downstairs cloakroom. Rising to the first floor, the superb vaulted master bedroom boasts panoramic far reaching views to the rear towards Faringdon Folly, this room also has a luxuriously appointed en suite shower room. There are two further bedrooms, one has built in wardrobes, both benefit from stunning views to the front elevation over open countryside. Both of these bedrooms are served by a well-appointed family bathroom fitted with a stylish white heritage-style suite.

Outside, the property benefits from off-street parking for a number of vehicles leading to an attached carport and detached single garage which has a useful workshop to the rear. The garden C. 70' x 32' is a particular feature of this property having been thoughtfully designed and planted, adjoining farmland, with an expanse of lawn as well as an area of working kitchen garden and a log store. (nb; our clients intend to replace the old septic tank for a new compliant system, week commencing 5th August)

SERVICES

Mains electricity and water connected. Private drainage.
LPG gas for cooking and central heating.

FLOOR AREA

1416.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND D



Poppy Cottage, Baulking, Faringdon, Oxfordshire, SN7

Approximate Area = 1197 sq ft / 111.2 sq m

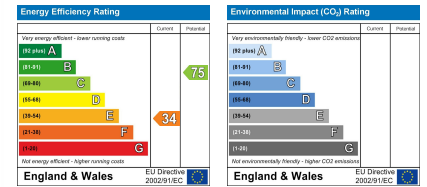
Garage / workshop = 219 sq ft / 20.3 sq m

Total = 1416 sq ft / 131.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshcom 2022.



DIRECTIONS TO SN7 8NR

Leave Wantage market place in the direction of Mill Street and continue over the mini roundabout onto A417/Faringdon Rd. Continue through the village of East Challow and outbound on this road and after a few miles take the left turn signposted Uffington into the Baulking Lane as indicated by our For Sale board. Continue on this road for approx a mile where the property will be found just after Baulking Grange on the opposite side of the road, again as indicated by our D&S For Sale board. **W h a t 3 W o r d s :** [///laptop.primary.alongside](http://laptop.primary.alongside)

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

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While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
Douglas and Simmons

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