



No.1 Johnstones
Goosey, Faringdon, Oxfordshire SN7 8PE



Welcome to this fabulous property located in the picturesque village of Goosey. This wonderful home offers a perfect blend of comfort fused with a very high quality finish throughout. Situated in a serene neighbourhood, this house provides a peaceful, yet practical space to live.

- High quality finish throughout
- Beautiful countryside views
- Large landscaped private garden with bespoke garden pod
- Parking for 3 vehicles and a single garage
- 4 bedrooms, 2 bathrooms and a WC
- Beautifully presented throughout
- 3 generous reception areas
- Well fitted kitchen with integrated appliances
- High quality sanitaryware
- Planning to convert the loft space

LOCATION

Goosey is an unspoilt hamlet with a delightful semi-rural ambience with the properties attractively arranged around and overlooking an infamous Medieval Green, situated midway between the market towns of Wantage and Faringdon. Wantage is an attractive market town renowned for its association with King Alfred the Great whilst being situated at the foot of the ancient Ridgeway trail and Lambourn Downs, offering a comprehensive range of amenities, including shopping, leisure, health, banks, Post Office and recreational facilities, as well as a library, museum, various coffee shops, bistros, gift and clothing boutiques, pubs, restaurants, community clubs and organisations as well as the popular weekly market in the square itself and regular farmers' market. There is also a good selection of primary and secondary education within the town itself in addition to the Abingdon and Oxford schools. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40), alternatively south (M4) J14 c.9.4 miles. Didcot is situated to the east with a main line train station to London (Paddington c.45mins).





THE PROPERTY

Welcome to this fabulous property located in the picturesque village of Goosey. This wonderful home offers a perfect blend of countryside tranquillity and modern living, fused with comfort and style.

As you step inside, you are greeted by a spacious and beautifully presented interior perfect for day to day living. The extended accommodation creates a seamless flow between the generous living room with its open fire and bow window, a sociable, well equipped kitchen/dining/family room with views over the green and an equally large family room/garden room with its fabulous contemporary multi fuel stove. This is an exceptional room from where you can drink in the delightful c.116' garden at the rear making it ideal for family life and hosting friends.

The house has a bright and airy feel and being on the cusp of the village green, enjoys far reaching countryside views to the side and the rear. A beautifully landscaped garden offers a fantastic outdoor space with an expanse of porcelain patio and contemporary composite decking, perfect for al fresco dining, together with an expanse of lawn and well stocked flower beds. This garden offers a real sense of exclusivity and calm.

Let us not forget the bespoke high quality outbuilding with electricity, well suited for home working or a further lifestyle space, as well as the all essential garden workshop at the end of the lawn.

Upstairs, you will find four generous bedrooms that provide a peaceful sanctuary for rest and relaxation and plenty of room for family and guests. In particular, the superb master suite with its jaw dropping views, a luxuriously appointed en suite shower room and a walk in wardrobe. A luxuriously appointed family bathroom more than adequately serves the remaining bedrooms.

Located in Goosey just off the A417, you'll have easy access to scenic countryside walks and the pretty medieval church, still open on particular days, with further amenities available in nearby Stanford in the Vale.







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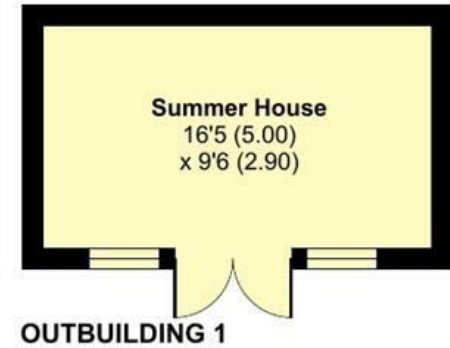
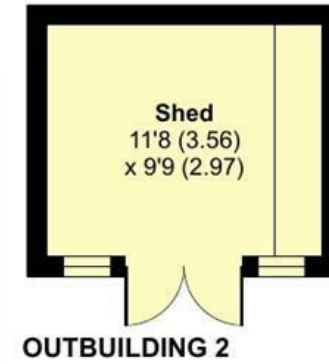
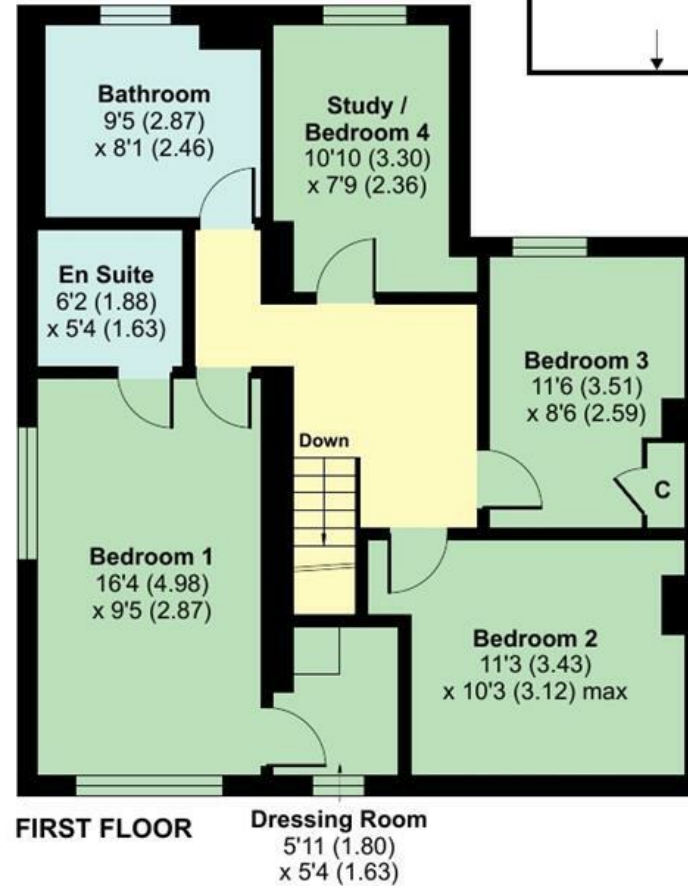
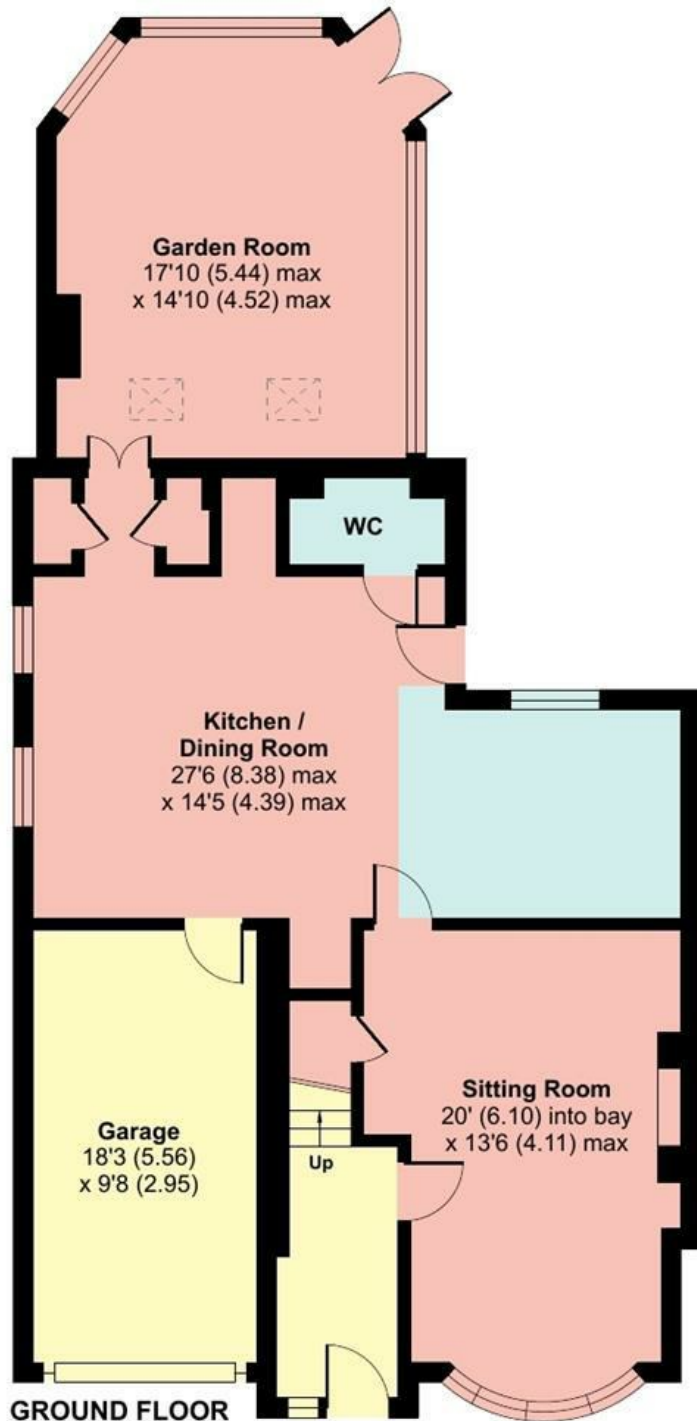
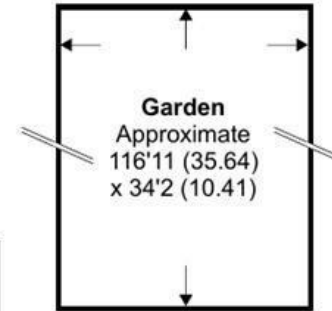
Approximate Area = 1791 sq ft / 166.4 sq m

Garage = 174 sq ft / 16.2 sq m

Outbuilding = 272 sq ft / 25.2 sq m

Total = 2237 sq ft / 207.8 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced by Douglas and Simmons Ltd. REF: 1136353

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VIEWINGS

Viewings strictly by prior appointment with the sole selling agents Douglas and Simmons.

DIRECTIONS to SN7 8PE

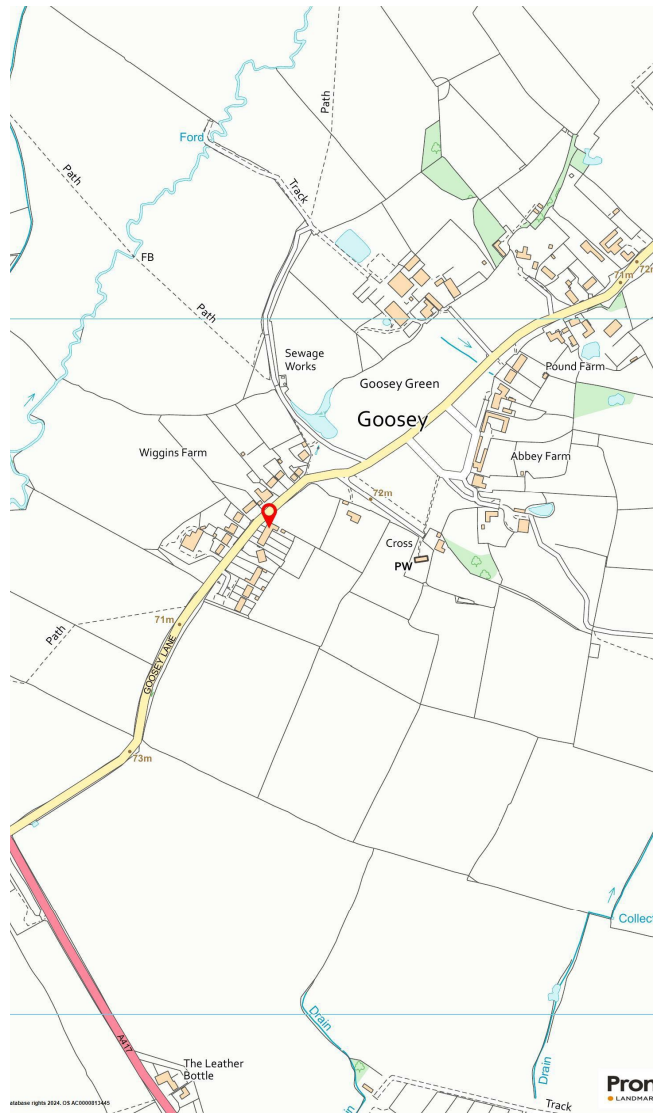
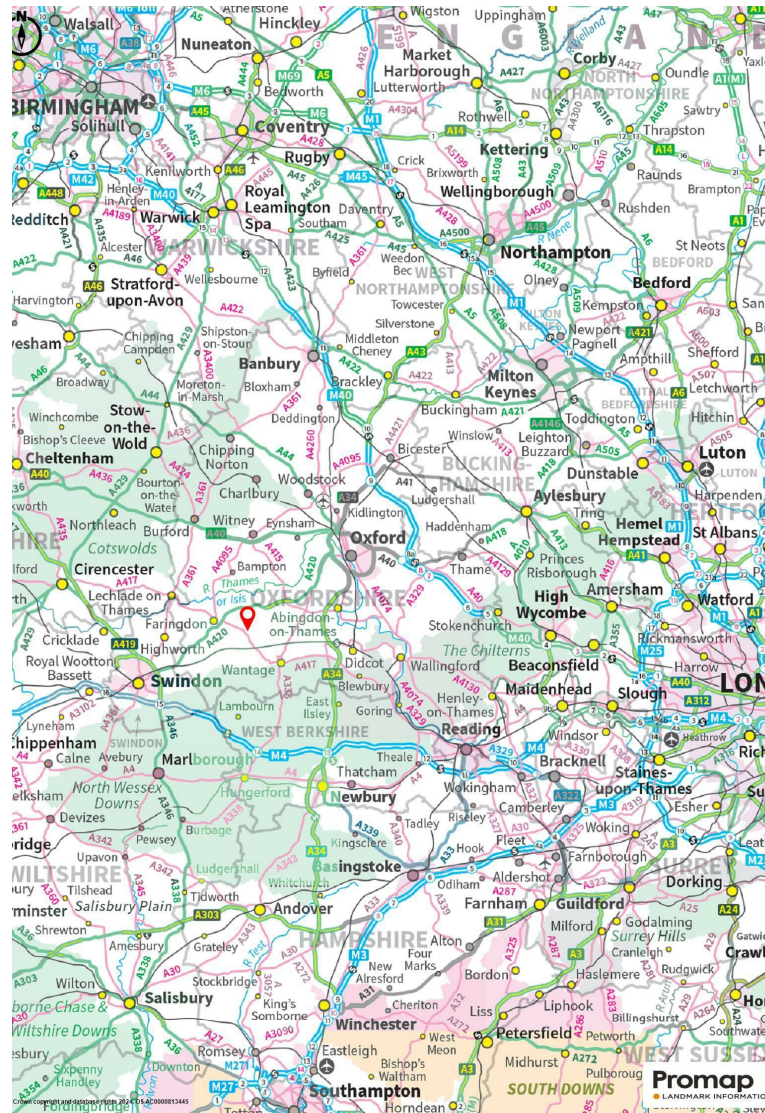
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SERVICES

Mains drainage, water and electricity connected.
 Oil fired central heating
 Fibre broadband connection available.
 Sewage charge £211.49 2024/5 VVHDC

COUNCIL TAX

Band D Year 2024/2025 £2,246.53
 Vale of White Horse District Council



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		31	45

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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