



2 Johnstones  
Goosey, Faringdon, Oxfordshire SN7 8PE



*An extended and refurbished four/five bedroom village property with a 107' garden with an open aspect overlooking fields and the church beyond.*



• Extended and recently refurbished • New boiler and pressurised cylinder, new RCD and wiring • 107' garden backing onto fields • Annexe/ground floor bedroom 5 • 3 bathrooms (2 new shower rooms) • 4/5 bedrooms • Kitchen/dining/family room • 2 further receptions • Character features with fireplaces, stripped doors and floorboards, slate flooring • Parking for 2/3 vehicles

## 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

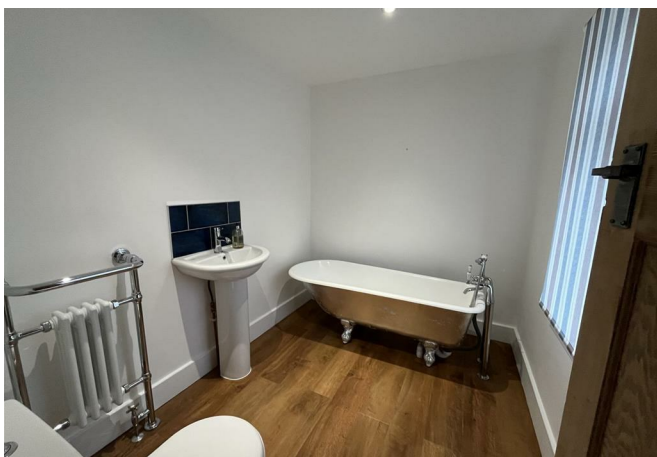
An extended and refurbished four/five bedroom village property with a 107' garden with an open aspect overlooking fields and the church beyond.

Situated in Goosey just off it's medieval green, the property has been extended significantly over two floors to provide a very spacious and versatile family home, with some restored character. featuring stripped doors and floors, slate flooring to the majority of the ground floor and three fireplaces. The property offers great versatility for families where the conversion of the garage and side extension provides a shower room/WC and a sizeable utility/boot room with a small kitchen area, and also a ground floor room all of which constitutes an annexe set up, therefore reduced stamp duty may apply.

Arranged over two floors the accommodation comprises of an entrance hall, stairs rising to first floor, with a door opening to the sitting room which features a woodburning stove; with a door opening to the kitchen/dining/family room at the rear, this partly vaulted room with a ceiling lantern and featuring a fireplace and slate flooring, a range cooker (negotiable), integrated dishwasher, oak worktops and kitchen island with power socket. From the kitchen there is a door opening to the side extension/annexe, which is currently utilised as a boot room/utility providing a bespoke range of built in cupboards offering a good amount of storage and concealing a new LPG boiler and pressurised hot water cylinder, space for washing machine and tumble drier; there is also a newly fitted shower room with WC and basin and a door to the outside, as well as a ground floor bedroom 5/snug/study, currently utilised as a dining room.

Upstairs the property benefits from 4 bedrooms, 3 of which are doubles, a refitted shower room and en suite bathroom with a roll top bath.

Outside the property boasts a 107' garden to the rear with an open aspect over fields, with parking comfortably for 2/3 cars on the gravel driveway the front.









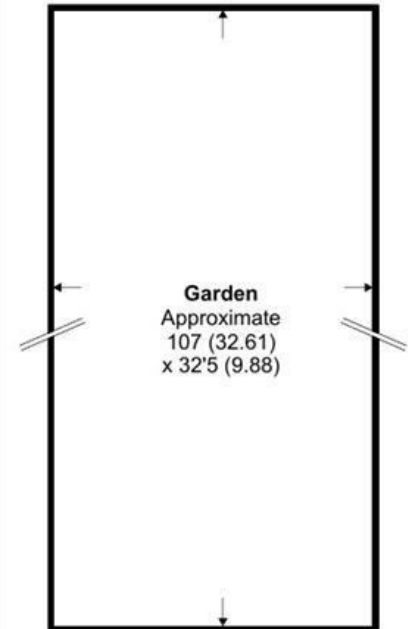
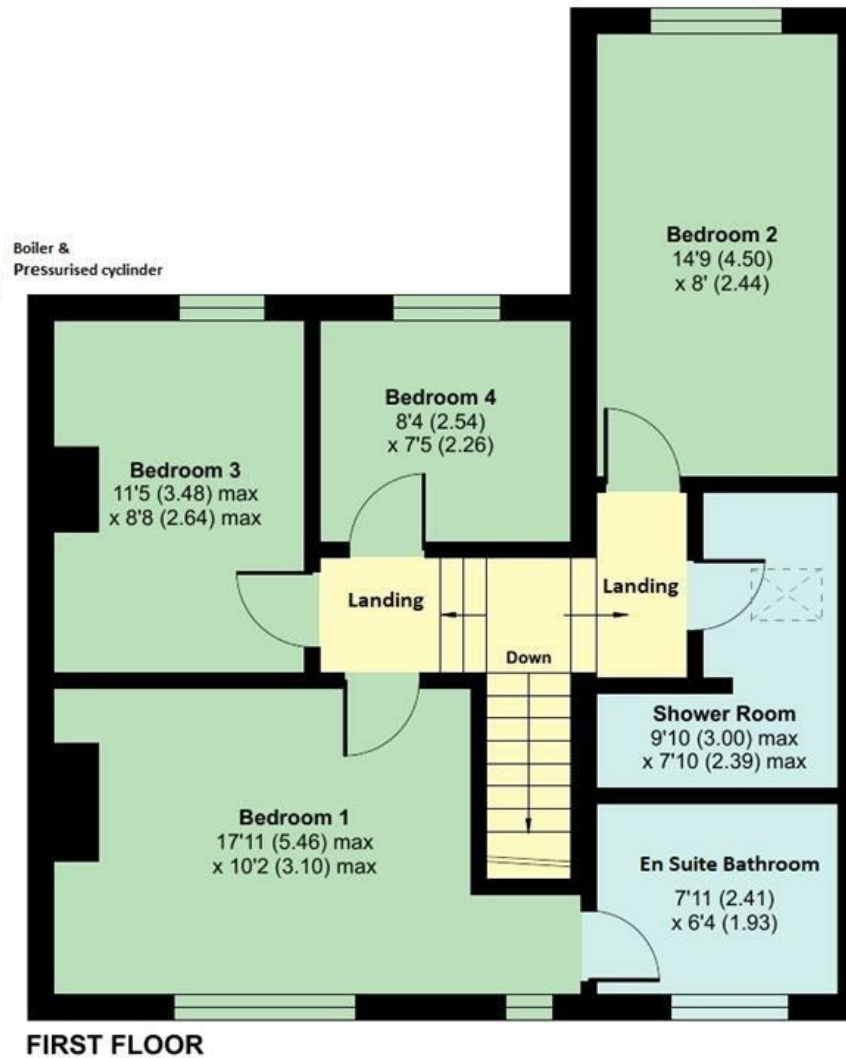
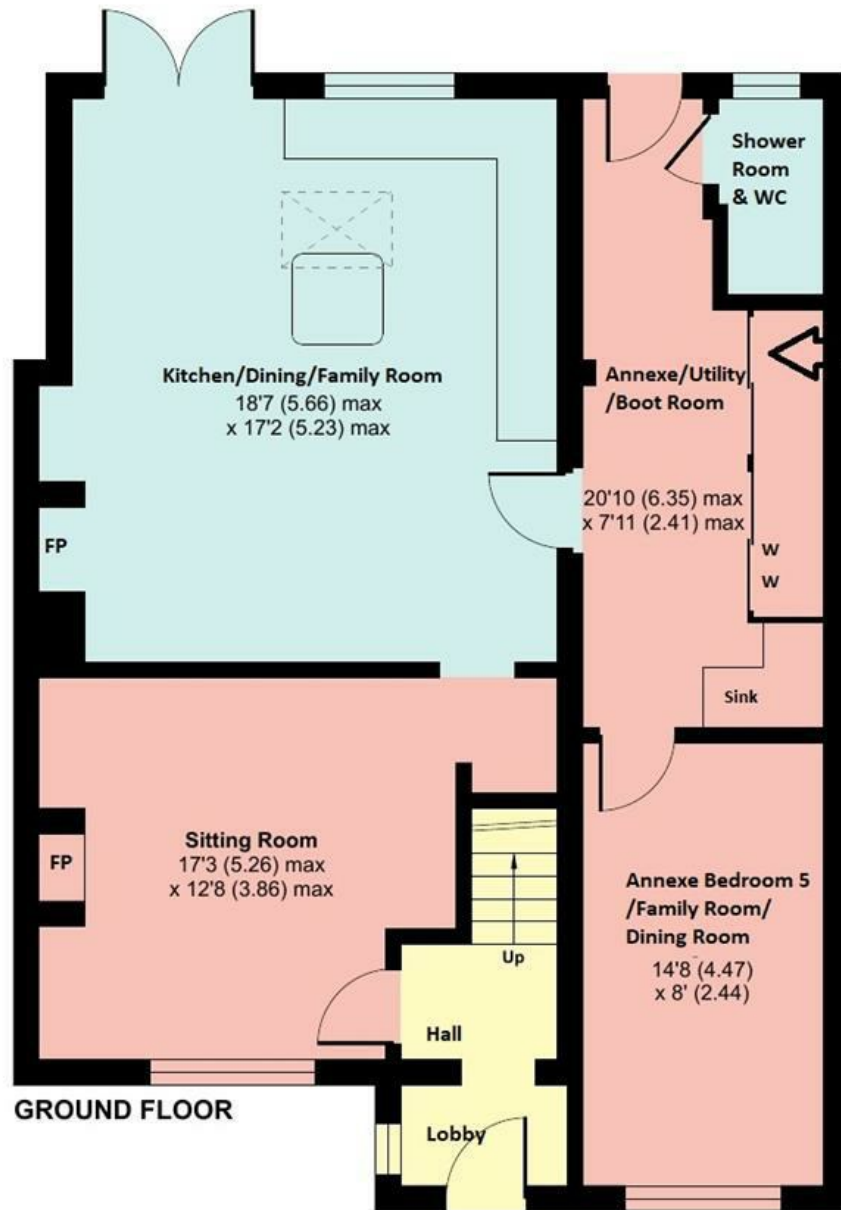




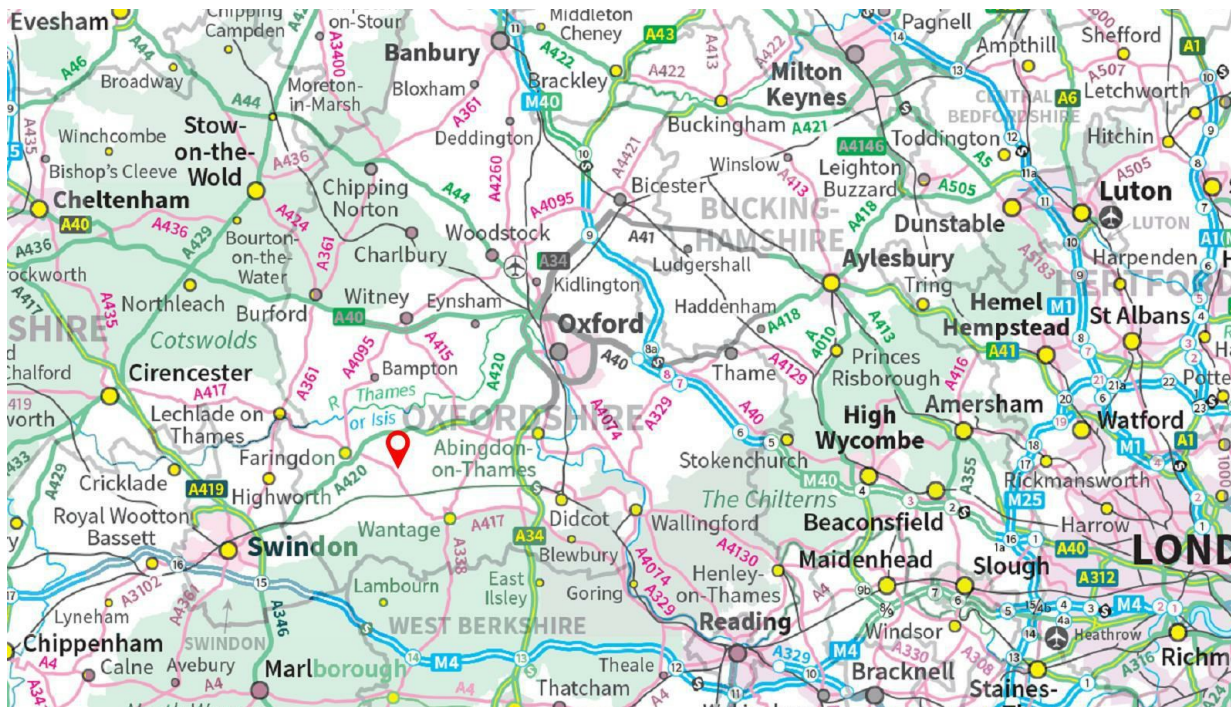
# Johnstones, Goosey, Faringdon, SN7 8PE

Approximate Area = 1531 sq ft / 142.2 sq m

For identification only - Not to scale







## CONTACT

Graham Douglas Partner MNAEA MARLA  
T. 01235 766222  
DD. 01235 779794  
E. [sales@douglasandsimmons.co.uk](mailto:sales@douglasandsimmons.co.uk)  
[graham@douglasandsimmons.co.uk](mailto:graham@douglasandsimmons.co.uk)

## VIEWINGS

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

## DIRECTIONS to SN7 8PE

[what3words.com/stuffing.nagging.riverbank](https://what3words.com/stuffing.nagging.riverbank)

## DRONE VIDEO

<https://nichecom.s3.eu-west-1.amazonaws.com/cat1000/2024/03/06/65e8364b9db531096900.mp4>

AGENTS NOTE: In accordance with the Estate Agents Act 1979 we hereby give notice that the vendor's of this property are Directors of Douglas and Simmons Ltd.

## SERVICES

Mains drainage, water and electricity connected. LPG-fired boiler (new 2024), (1 x 47kg currently £104.41 including delivery and installation).  
New pressurised hot water cylinder.  
Fibre broadband connection available.  
Sewerage charge via the VWHDC (not Thames Water) £211.49 2024/5

## COUNCIL TAX

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

25 Market Place Wantage  
Oxfordshire OX12 8AE  
Tel: 01235 766222

[sales@douglasandsimmons.co.uk](mailto:sales@douglasandsimmons.co.uk)

[www.douglasandsimmons.co.uk](http://www.douglasandsimmons.co.uk)



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