

GREEN &  
CO



£699,995 Avondale, Gainfield, Faringdon, Oxfordshire, SN7 8QQ, UK

Freehold



GREEN &  
CO

£699,995 Gainfield, Buckland

Council Tax Band F

Occupying a generous plot approaching one-third of an acre (0.13 hectares), this detached single-storey residence offers substantial outside space, extensive parking, a double garage, and a large carport, with excellent potential for enlargement, subject to the necessary permissions. Planning consent was previously granted under Vale of White Horse District Council application P22/V1367/HH in September 2022. The accommodation is both flexible and well-balanced, lending itself to a variety of lifestyle requirements. Arranged predominantly around a central hallway, the layout provides versatile reception and bedroom space that could be adapted for family living, multi-generational occupation or home working. A particular feature of the property is the exceptional outdoor space and ancillary parking/storage facilities, making it especially appealing to car enthusiasts, hobbyists, tradespeople or those seeking space for recreational equipment and workshop use.

what3words. [w3w.co/angel.beaker.repaying](https://www.w3w.co/angel.beaker.repaying).

Utilities. Mains water and electric are connected.

Heating Type. Oil-fired central heating to radiators.

Location. Gainfield is a charming hamlet situated between Oxford and the Lambourn Downs, within an area of outstanding countryside close to the villages of Buckland and Pusey. The nearby market town of Faringdon, less than five miles away, provides a good range of everyday amenities, including supermarkets, shops, cafés, and services, while the larger centres of Wantage, Witney, Swindon, and Oxford offer a more extensive selection of retail, leisure, and commercial facilities. The area is particularly well connected, with convenient access to Junctions 13, 14, and 15 of the M4, as well as



Green & Co. 33 Market Place Wantage OX12 8AL; t. 01235763562; e. [sales@greenand.co.uk](mailto:sales@greenand.co.uk)



the A420 and A34, which provide links to the M40. Regular rail services to London Paddington are available from Swindon, Didcot, and Oxford. There is an excellent choice of schools in the area, including St Hugh's School, Cokethorpe School, and Pinewood School, as well as well-regarded state schools in Wantage and Faringdon.

Other Material Information. The property has a septic tank, which was fitted prior to 2020, and viewers and buyers should consider this before starting their buying journey.





## Avondale, Gainfield, Buckland, Faringdon, SN7 8QQ

Approximate Area = 1333 sq ft / 123.8 sq m (excludes carport)  
 Garage = 376 sq ft / 34.9 sq m  
 Total = 1709 sq ft / 158.7 sq m  
For identification only - Not to scale



Floor plan drawn in compliance with IPMS All Buildings (IPMS Residential) and RICS Code of Measuring Practice 6th Edition. ©richcom 2025. Produced for Green & Co. REF: 1450905



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>.

SDLT. For Stamp Duty Land Tax calculations, visit <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Flood Risk. To check the long-term flood risk for this property, visit <https://www.gov.uk/check-long-term-flood-risk>.

Planning. To see any planning applications that may affect this property, visit <https://www.gov.uk/search-register-planning-decisions>.

**GREEN & CO**



**Harry Goodman**  
01235 773 404



**James Goodman**  
01235 773 401



**Kevin Flanagan**  
01235 773 403

**IMPORTANT** - In compliance with the DMCC Act 2024, Green & Co. makes every effort to provide accurate, up-to-date information, including property tenure (Freehold/Commonhold/Leasehold), council tax band, utility types, and material restrictions or building safety issues, as made available to us. We recommend that buyers verify this information alongside their legal representative before making an offer. The details and photographs within this brochure are for guidance only and are accurate to the best of our knowledge. They do not constitute a contract or offer. Green & Co. has not tested any apparatus, equipment, or services and cannot verify that they are in working order. All measurements are approximate and any digitally enhanced images are meant to illustrate potential, not guarantee reality.