



Astley House
30 Market Place | Faringdon | Oxfordshire | SN7 7HU

ASTLEY HOUSE



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30

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STEP INSIDE

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Occupying an elevated position beside the 12th-century All Saints Church, Astley House is a notable period residence dating from circa 1720. Once the Dower House to Faringdon House and later the town's Vicarage, it retains a refined Georgian appearance, with sash windows, dormers and deep covered eaves, alongside later architectural detailing including Roman Doric columns.

The property is approached from the market square through gates opening onto a gravelled forecourt, with stone steps rising to the original front entrance. This leads into a grand reception hall, where an early 18th-century staircase forms an impressive centrepiece.

The principal reception rooms are elegant and well-proportioned. A superb drawing room enjoys high ceilings, intricate cornicing, a feature fireplace and tall sash windows, creating a wonderfully light and formal space. Beyond the hall lies the dining room, ideal for entertaining, while a generous study provides an additional reception room, well suited to home working. A utility room is also located on this level, and beneath the house a substantial wine cellar is accessed from the main hall.

The evolution of Astley House has been carefully considered, most notably in the exceptional conversion of the former coach house. Accessed via an additional reception room and secondary hall – with ground floor WC – this part of the house opens into an outstanding kitchen/dining space extending to almost 480 sqft. beautifully designed with bespoke hand-built cabinetry and fully integrated appliances, it forms the true heart of the home, offering both scale and practicality for everyday living and entertaining. A bright conservatory to the rear enjoys direct access to the gardens, enhancing the connection between interior and exterior living.

The converted coach house further benefits from underfloor heating at both ground and first floor levels, ensuring a high degree of comfort throughout.











SELLER INSIGHT

“ We were first drawn to the house by its beautiful Georgian character, particularly the elegant proportions of the rooms, along with its wonderfully convenient yet peaceful setting. It manages to feel calm and tucked away, while still being within easy walking distance of a superb range of everyday amenities, including a butcher, newsagent, post office, Boots, an optician, dentist, physiotherapist, vet, dressmaker and craft shop, as well as several independent coffee shops, three pubs, a yoga studio and an excellent organic dry goods store. At the same time, there is beautiful open countryside just a few minutes' walk from the door, which has always been a real highlight for us.

The house has suited modern living exceptionally well. There is a natural flow throughout, with well-proportioned rooms that feel both practical and elegant, creating a home that is as comfortable as it is visually appealing. We undertook a full renovation between 2011 and 2013, and have since designed and decorated each room to our own taste, using a palette of warm, earthy tones—reds, oranges and sage greens—which gives the house a cohesive and welcoming feel.

There are certain moments here that we have particularly cherished. Sitting in the garden room on a spring day when the jasmine is in flower is very special, while in the winter there is nothing better than relaxing in the drawing room with the fire lit. The house remains warm and inviting throughout the colder months thanks to underfloor heating, and it is remarkably quiet given how close it is to the centre of town.

The walled garden has been a real joy. It is private, sheltered and wonderfully peaceful, with roses and flowers that provide colour and interest right through the summer. We have spent a great deal of time enjoying the space, whether dining and entertaining outdoors, hosting family celebrations under a marquee, or simply watching the birds from the kitchen window. It would also make a truly special setting for larger occasions and, with the church right next door, we have always felt it would be a perfect house in which to host a wedding. More recently, we have also started growing our own vegetables, and it has proven to be the ideal environment for that too.

Living here has been incredibly convenient. In addition to the amenities on the doorstep, larger supermarkets including Tesco, Waitrose and Aldi are just a three-minute drive away, along with the White Horse Medical Practice. There is also a strong sense of community, and we have always found our neighbours to be friendly and considerate.

For those who enjoy an active lifestyle, there is plenty on offer locally. There are cycling and running clubs (FarCycles and FarRunners), as well as a thriving rugby, cricket and tennis club at Folly Park, all within walking distance, and a football club at Tuckers Park, along with a bowls club in the town centre. The surrounding area is excellent for walking, both directly from the house and slightly further afield, with the Ridgeway and Thames Path nearby, and Badbury Clump offering beautiful bluebells in the spring. We have also enjoyed visiting the excellent pubs in the nearby village of Clanfield,

particularly The Double Red Duke and The Masons Arms. Closer to home, The Crown is just a short walk away and has become a real favourite, with its Ballroom restaurant offering outstanding food from a fantastic chef.

The house has also worked very well for family life. There is a bus stop just 50 metres away, with regular services to both Oxford and Swindon train stations, which has been particularly useful for teenagers. The local schools are well regarded, including Faringdon Community College and its feeder schools, and St Hugh's is only around an eight-minute drive away.

In more recent years, we have carried out further improvements, including works to the roof and gutters over the winter of 2024/25, repainting the exterior of the house and replacing the shower in the family bathroom.

One of the aspects we have valued most is the flexibility the house offers. Although it is a substantial home, it can easily be adapted to suit different needs. When our children left home, we were able to close off part of the house during the winter and live comfortably in a smaller section, while still having the option to open everything up when entertaining or when family return.

Above all, we will miss living in such a beautiful period home—one that combines character, comfort and convenience so effortlessly.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









The first floor of the main house offers four well-proportioned double bedrooms, one with en suite facilities, all presented in a style sympathetic to the age and character of the house. A family bathroom, fitted with both bath and separate shower, serves the remaining rooms.

Extending into the converted coach house at first floor level, a versatile studio or gym space provides excellent flexibility, equally suited as a home office or a private sitting room serving the principal suite. Beyond lies the principal suite, comprising a generous dressing area and a luxurious en suite bathroom with freestanding bath, separate shower and twin basins. The bedroom itself is particularly impressive, with dual aspect windows and an abundance of natural light.

The second floor offers further adaptable accommodation, currently arranged as a large reception area, sixth bedroom, bathroom and additional storeroom. This level lends itself well to independent living and could be configured as a self-contained annexe, with scope to create further bedroom accommodation if required, subject to the usual consents.

In total, the house extends to over 6,000 sqft, offering a rare combination of historic character and modern versatility. The property has also benefited from a comprehensive overhaul of the heating system, ensuring efficiency and comfort throughout.









OUTSIDE

Externally, the gardens have been significantly enhanced and landscaped. The former swimming pool has been replaced with an expansive paved terrace, creating a private south-west facing sun trap ideal for outdoor dining and entertaining. The gardens are arranged over two levels, combining lawned areas with established planting and mature borders.

A substantial double garage has been constructed, complete with EV charging, providing excellent parking and storage. The building also offers clear potential for the creation of a first-floor annexe, subject to the necessary consents.





LOCATION

Astley House occupies a central yet discreet position within the heart of Faringdon, a historic market town well placed between Oxford and the rolling countryside of the Vale of White Horse and the Lambourn Downs.

The town provides an excellent range of day-to-day amenities, centred around its historic Market Place, which hosts a weekly charter market and regular farmers' markets. There is a good selection of independent shops alongside larger supermarkets, including a Waitrose, as well as a range of places to eat and drink. The Old Crown Coaching Inn, just a short walk from the front door, has been significantly improved in recent years and now operates as a well-regarded gastro pub, with a more formal 'ballroom' restaurant area. In addition, there are several other pubs within walking distance, along with a variety of convenient takeaway options.

Leisure and cultural facilities are well catered for, with the Faringdon Leisure Centre offering a swimming pool and gym, while the Corn Exchange and Regent Cinema provide a programme of events and film screenings. The Faringdon Folly Tower and Woodland offer delightful walks and far-reaching views, while Folly Park includes recreational facilities such as a skate park and outdoor gym. The Pump House Project serves as a vibrant community arts and cultural hub.

The area is particularly well regarded for schooling. St Hugh's School, located nearby, now offers education through to 16 from September 2026, while the highly regarded Abingdon School and Abingdon Preparatory School are also easily accessible. Oxford and its renowned schools are within convenient reach.

Communications are excellent, with easy access to the A420 linking Oxford and Swindon, as well as the A34 and M4. Mainline rail services to London Paddington are available from nearby Didcot, Swindon and Oxford.



INFORMATION

Services, Utilities & Property Information

Utilities – Mains Water Drainage, Electricity and Gas.

Mobile Phone Coverage – 4G and 5G mobile signal is available in the area, although we advise you to check with your provider.

Broadband Availability – Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1,000 Mbps and highest available upload speed 100 Mbps

Tenure

Freehold

Directions

Postcode: SN7 7HU / what3words: tumble.abundance.wisdom

Local Authority: Vale of White Horse

Council Tax Band: G (£4,204.31/yr)

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01865 953244

Website

For more information visit www.fineandcountry.co.uk/oxford-estate-agents

Opening Hours:

Monday to Friday

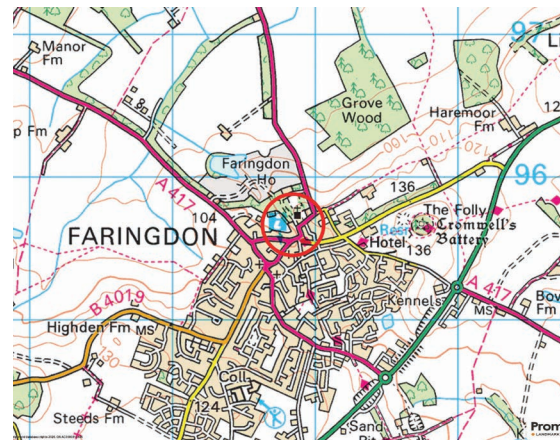
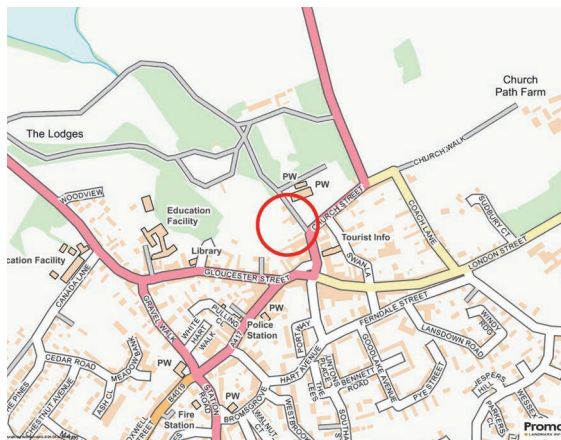
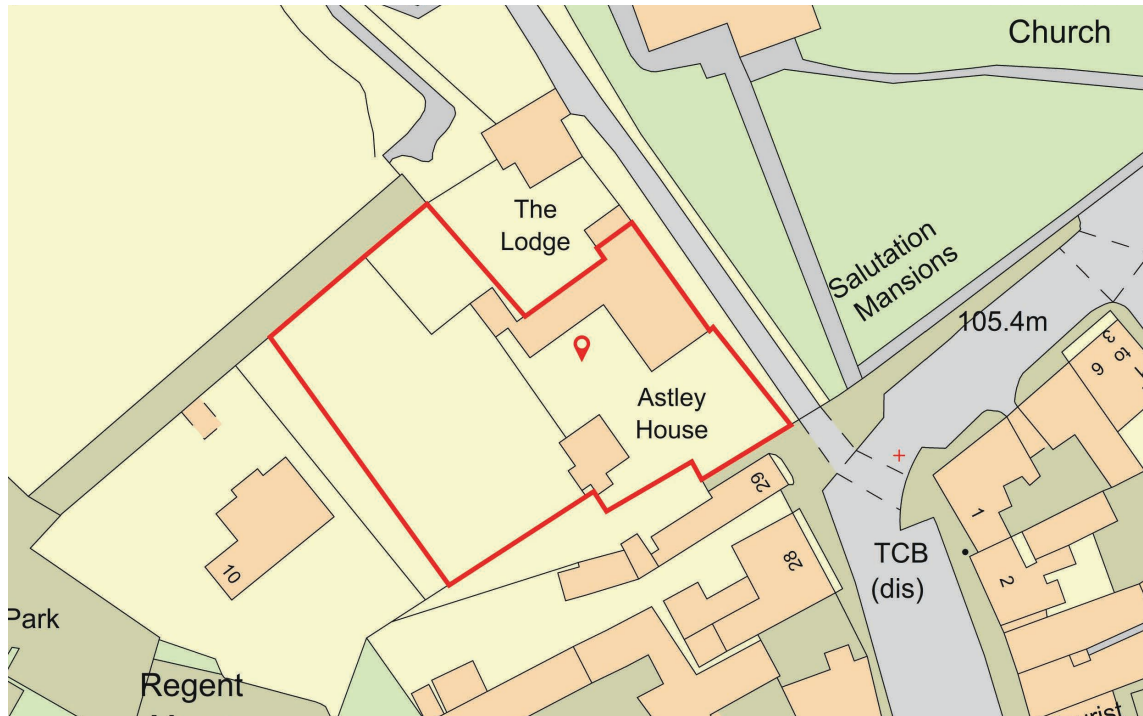
9.00 am - 5.30 pm

Saturday

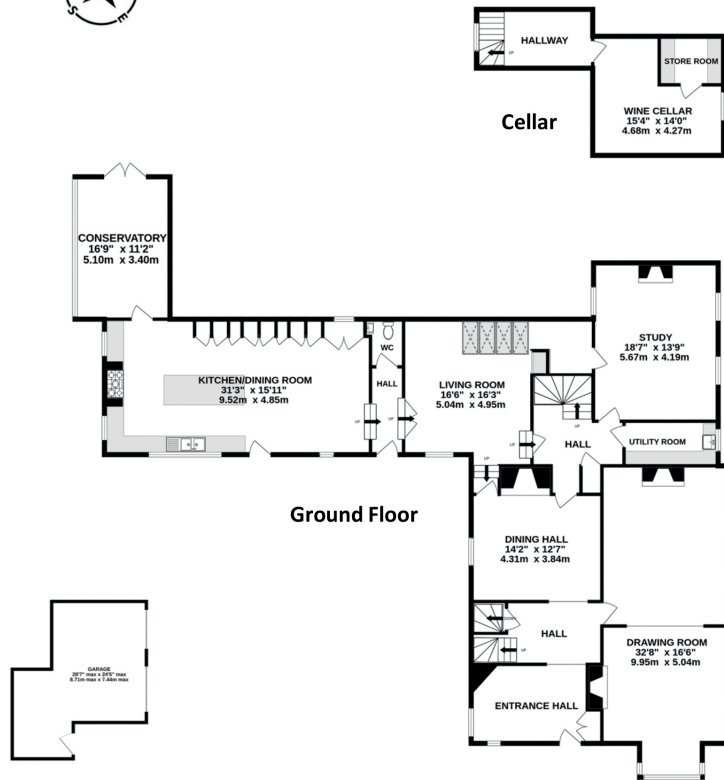
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Sunday

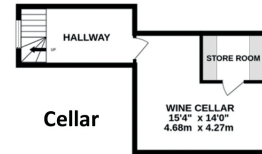
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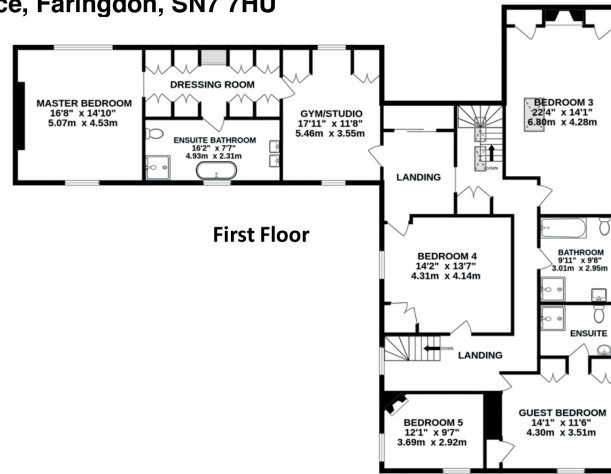
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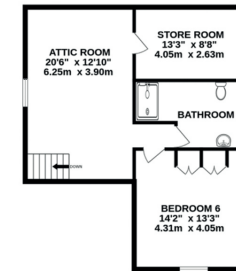
Ground Floor



Cellar



First Floor



Second Floor

House Total Approx Internal Area: 6039 SQ FT/561 SQ M
Double Garage Total Approx Area: 703 SQ FT/65 SQ M
Total Approx Floor Area: 6742 SQ FT/626 SQ M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
68-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed





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