



The Lodge, Little Coxwell

In Excess of £475,000

Waymark

The Lodge

Little Coxwell, Faringdon

A fantastic opportunity to purchase this beautifully presented two double bedroom detached chalet bungalow, ideally situated in the heart of the popular and sought-after Oxfordshire village of Little Coxwell. The property enjoys an excellent position, just around the corner from the well-regarded Eagle Tavern and on the doorstep of some beautiful surrounding countryside, with a network of scenic footpaths and bridleways close by. The property also benefits from excellent commuter connections via the nearby A420, whilst the neighbouring market town of Faringdon offers a comprehensive range of everyday amenities.

The ground floor comprises an entrance hall, downstairs shower room with useful space for potential utility facilities, and a beautifully appointed kitchen/breakfast room with direct access onto the rear garden. There is also a dual-aspect sitting room, along with a separate dining room with further access onto the garden.

To the first floor, the spacious landing provides a versatile area which is currently utilised as an office and benefits from a striking full-length window and Velux window, creating a particularly light and useful workspace. There are two generous double bedrooms, both benefiting from useful eaves storage, with the principal bedroom further enhanced by a large range of fitted wardrobes. A well-appointed family bathroom completes the first floor.

Outside, the property is approached via a double-width driveway providing ample off-street parking and leading to the integral garage, which offers excellent additional storage and practical utility space. There is also a walled front garden.

The rear garden, enjoys a good degree of privacy and is predominantly laid to lawn, with a raised decking area providing the perfect space for outdoor dining and entertaining. The garden is further complemented by a selection of specimen trees and shrubs, well-stocked flower borders and a couple of useful storage sheds.

The property is offered to the market freehold and is connected to mains gas, electricity, water and drainage. An internal viewing is highly recommended to fully appreciate the quality, position and versatility this attractive detached chalet bungalow has to offer.





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Little Coxwell is a picturesque and highly sought-after Oxfordshire village, offering an attractive blend of rural charm, beautiful countryside and excellent connectivity. Surrounded by rolling countryside and a network of scenic footpaths and bridleways, the village provides an idyllic setting for those seeking a peaceful country lifestyle, whilst still being ideally positioned for commuting and access to the wider region. Despite its tranquil setting, Little Coxwell is conveniently located just a short distance from the historic market town of Faringdon, which offers a comprehensive range of everyday amenities including independent shops, supermarkets, cafés, public houses, primary and secondary schooling, and leisure facilities. The village also benefits from excellent road connections via the nearby A420, providing convenient access towards Swindon and Oxford, as well as the wider regional road network. This combination of countryside living, local amenities and strong commuter links makes Little Coxwell an increasingly popular choice for both families and professionals.

Council Tax band: E

Tenure: Freehold

- Detached Chalet Bungalow
- Two Spacious And Light Double Bedrooms
- Two Modern Bathrooms
- Beautiful Kitchen/Breakfast Room
- Dual Aspect Sitting Room
- Dining Room With Access To Rear Garden
- Private And Landscaped Rear Garden

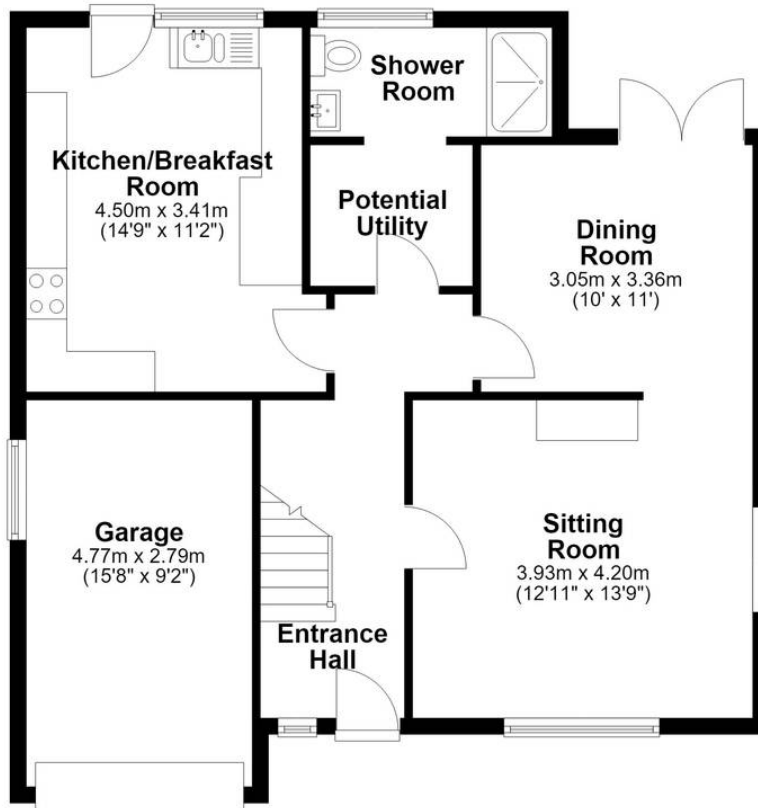






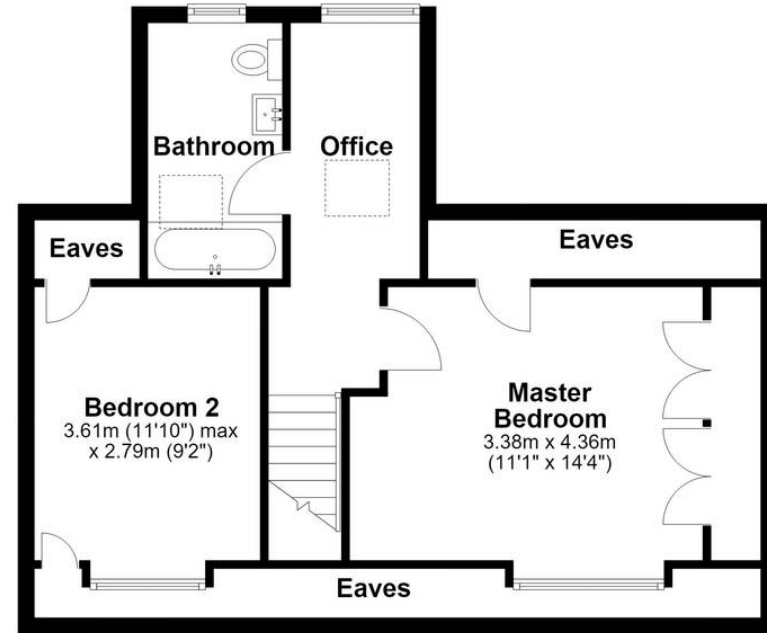
Ground Floor

Approx. 75.2 sq. metres (809.5 sq. feet)



First Floor

Approx. 52.6 sq. metres (566.7 sq. feet)



Total area: approx. 127.8 sq. metres (1376.2 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

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