



8 Barcote Cottages  
Buckland, Oxfordshire SN7 8PP

## 8 Barcote Cottages, Buckland, Oxfordshire SN7 8PP

A beautiful character end-of-terrace 3 bedroom cottage, bursting with original features and situated close to the popular village of Buckland. The ground floor accommodation comprises an entrance hall, a kitchen retaining original flagstone flooring, a cosy sitting room with feature fireplace, a conservatory providing a bright dining space, and a family bathroom, together with 3 light and airy double bedrooms on the first floor. The private enclosed rear garden features a decked area providing an attractive space for al fresco dining. There is also a large side garden with an outbuilding; well suited to use as a home office, and ample storage via garden sheds. To the front of the property is a spacious driveway with parking for several vehicles. The plot also offers genuine potential to extend or add further outbuildings, subject to planning permission. The property has double glazing and a Worcester Bosch oil-fired central heating system, and includes a septic tank drainage. The property offers easy access to both Oxford and Swindon via the A420, with the S6 bus route providing a frequent service along the corridor.

Located within the catchment area of Buckland Church of England Primary School and Nursery, and just moments from St Hugh's School, the property represents a rare opportunity in a much sought-after setting. Early viewing is strongly advised

### Material Information

Mains - water & electricity are connected. Drainage is via septic tank.

Covenants/Rights of Way - Pedestrian right of way for neighbour to access their garden.

Ultrafast broadband is available. Fibre optic broadband is available in the area through Gigaclear, providing excellent internet speeds.

Mobile & Data Signals - outdoor & indoor: good for EE, Vodafone, O2 & Three.

### Directions

From Witney proceed along the A415 south and turn right to Aston. In Aston turn right to Bampton. On entering Bampton turn left towards Buckland. Continue away from Bampton, past the Garden Centre, and the Trout pub on the bridge. Continue up the hill and to the junction with the A420, turning right. Continue along A420, past St Hugh School and past Barcote Park, both on the right. Then the property can be found on the right hand side.

Draft details - may be subject to alterations 30F26





#### GROUND FLOOR

Entrance Hall

Living Room - with feature fireplace

Kitchen - with original flagstone flooring

Conservatory/Dining Room

Shower Room

#### FIRST FLOOR

3 Double Bedrooms

Double Glazing

Oil Central Heating

#### OUTSIDE

Large Gardens To The Side & Rear - with entertaining area

Spacious Driveway - with parking for several vehicles

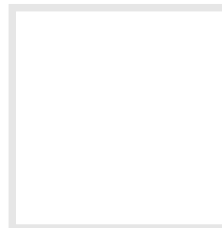
Outbuilding - could be suitable for home office

Scope For Extension or Additional Outbuildings - subject to planning permission

Impressive Views Over Open Countryside

NO ONWARD CHAIN

**Price £450,000 Freehold**  
**WODC Tax Band D**  
**EPC Rating: 48/E**



**Approximate Gross Internal Area 1099 sq ft - 102 sq m  
(Excluding Outbuilding)**

Ground Floor Area 728 sq ft – 68 sq m

First Floor Area 371 sq ft – 34 sq m

Outbuilding Area 91 sq ft – 8 sq m



**Contact:**

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