



1 Manor Farm Cottages, Baulking

In Excess of £675,000

Waymark

1 Manor Farm Cottages

Baulking, Faringdon

A charming, characterful, and deceptively spacious cottage overlooking the village green, enjoying far-reaching countryside views in the highly desirable rural village of Baulking.

The ground floor features an inviting sitting room enjoying far-reaching countryside views across the surrounding farmland, an impressive 24ft kitchen/dining room with direct access to the rear garden, a useful utility/boot room, a separate cloakroom, and a versatile additional reception room, ideal as a home office, formal dining room, playroom, or snug. The kitchen is fitted with a range of wall and base units, open shelving, a range cooker, and plumbing for a dishwasher. There are four well-proportioned double bedrooms, together with a recently refitted family bathroom and a separate shower room.

Complementing the main house is a detached outbuilding connected to mains electricity, water, and the property's septic tank, and fitted with both a kitchen and shower room.

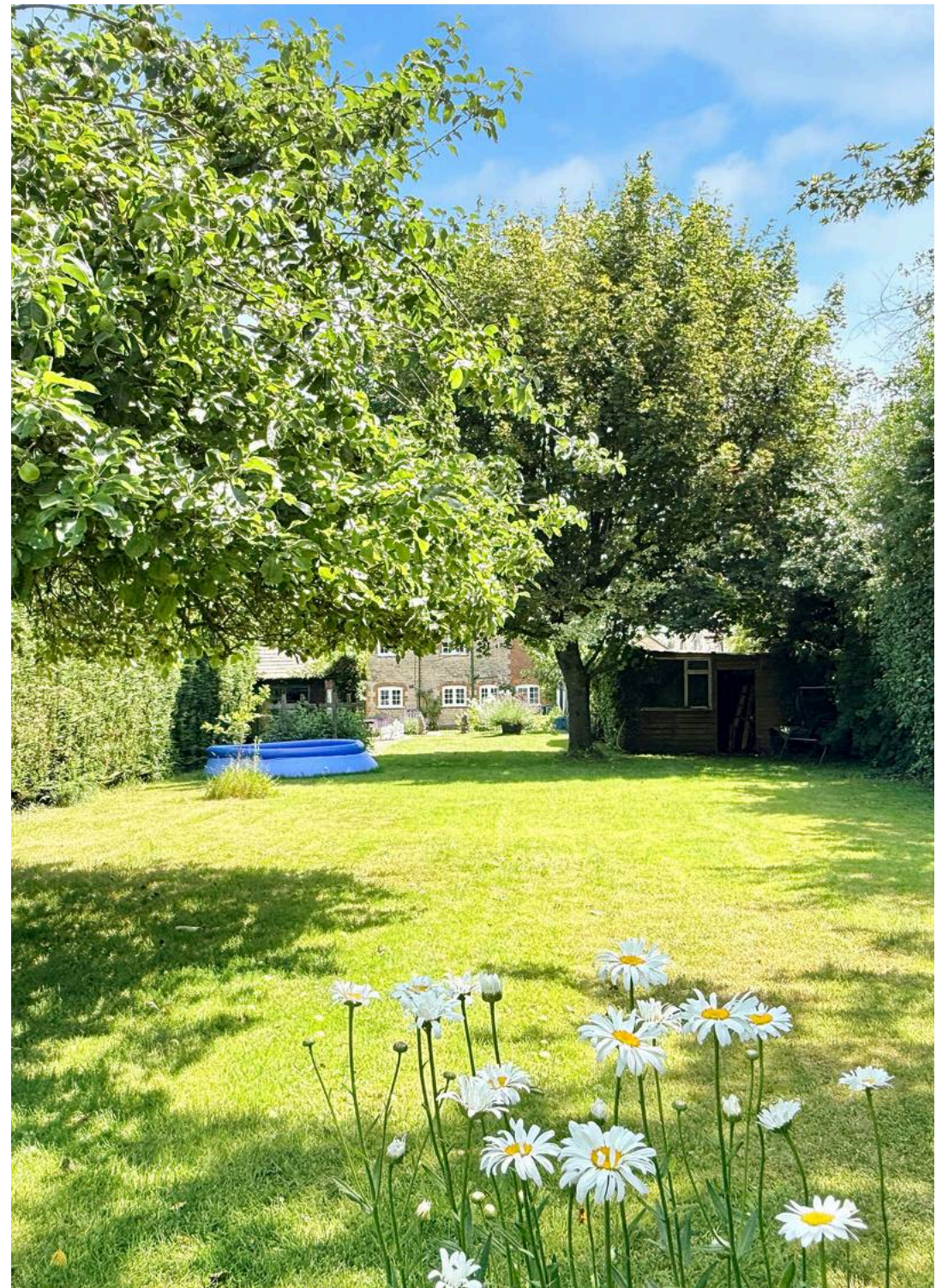
Externally, the property benefits from an enclosed front garden and a gated gravel driveway providing off-road parking for several vehicles. To the rear, the generous garden backs onto open fields, enjoying uninterrupted countryside views.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





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Baulking is a highly desirable village located approx 1 mile north of the larger village of Uffington and 3.5 miles south east of Faringdon, in the Vale of the Whitehorse, Oxfordshire. The village is centred around a large green area and there are an abundance of footpaths from the village, together with a Grade 1 Listed church, St Nicholas. The neighbouring village of Uffington offers a Public House, Primary School, village shop, sports facilities, Church and a host of local clubs and activities. Further retail, educational, leisure and health facilities can be found in the market town of Faringdon. In terms of transport links, there is a regular bus service from Uffington into and out of Faringdon and Wantage. Junctions 14 & 15 of the M4 motorway are approx. 18 and 14 miles respectively and there is a mainline rail link in Swindon which is approx, 14 miles.



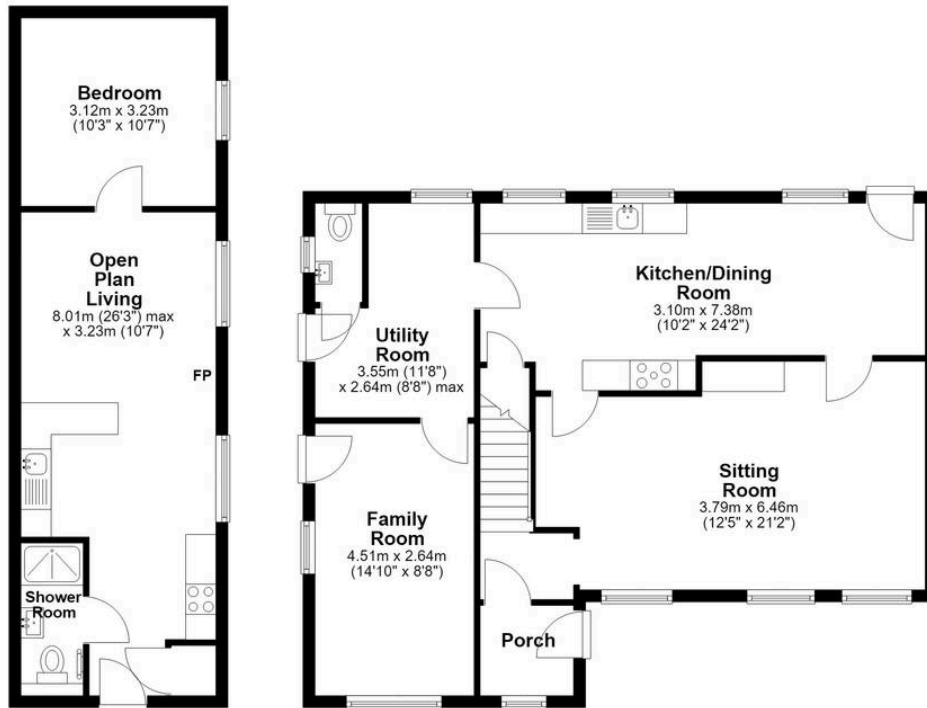
- No Onward Chain
- Charming Four Bedroom Character Cottage
- Four Versatile Reception Rooms
- Detached Outbuilding With Kitchen & Shower
- Generous Rear Garden
- Far-Reaching Countryside Views
- Gated Driveway Providing Ample Off-Road Parking
- Highly Desirable Rural Village Location





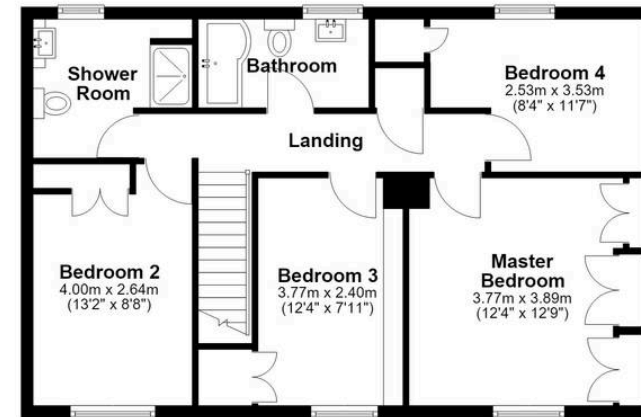
Ground Floor

Approx. 108.6 sq. metres (1168.7 sq. feet)



First Floor

Approx. 64.8 sq. metres (697.3 sq. feet)



Total area: approx. 173.4 sq. metres (1866.0 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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Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan – This plan is for illustrative purposes only.