Yew Tree House, Little Coxwell

In Excess of **£700,000**

Waymark

Yew Tree House

Little Coxwell, Faringdon

A fantastic opportunity to purchase this beautiful detached character property, situated in the attractive and sought-after village of Little Coxwell, Oxfordshire. The property enjoys an excellent position, just a short walk from the well-regarded Eagle Tavern, with an abundance of bridleways and countryside walks on the doorstep. The nearby market town of Faringdon provides a further range of amenities, while excellent commuter access is available via the A420.

The property offers spacious and versatile accommodation arranged over two floors. The ground floor comprises a generous entrance/boot room with utility area, a shower room and WC, and a stunning open-plan kitchen, living and dining room featuring two attractive bay windows, a wood-burning stove and a charming secret door leading to a useful storage area. There is also a separate sitting room with direct access to the garden, together with an office/bedroom four.

On the first floor, the landing leads to three spacious double bedrooms, two of which benefit from attractive bay windows. An impressive principal bedroom is generous in size and enjoys excellent natural light, together with fitted wardrobes.

Externally, the property is approached via a gated gravelled driveway, providing ample off-street parking and leading to a detached garage/potential studio. The garage benefits from power, lighting and a window, providing useful additional storage or flexible workspace.

The enclosed rear garden is private and enjoys a desirable southerly aspect. The garden is predominantly laid to lawn and is well established, with a variety of mature specimen and fruit trees, hedging and established shrubs.

The property is offered freehold and is connected to mains gas, electricity, water and drainage. Heating is provided by mains gas central heating. The property has recently benefited from newly installed double-glazed windows throughout the main house, along with redecoration, creating a bright, welcoming and well-presented home.

A charming character property offering spacious and versatile accommodation in a highly desirable village setting. An early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

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Little Coxwell, Faringdon

Little Coxwell is conveniently positioned 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, schooling, and leisure facilities. The village itself is home to the popular Eagle Tavern public house and enjoys easy access to the A420, providing excellent road links to Oxford, Swindon and the wider motorway network. Mainline rail services are available from nearby Swindon and Didcot Parkway, offering regular connections to London Paddington. Combining a sought-after village setting with convenient access to major centres, Little Coxwell is an ideal location for families, professionals and those looking to enjoy the best of countryside living.

Council Tax band: G

Tenure: Freehold

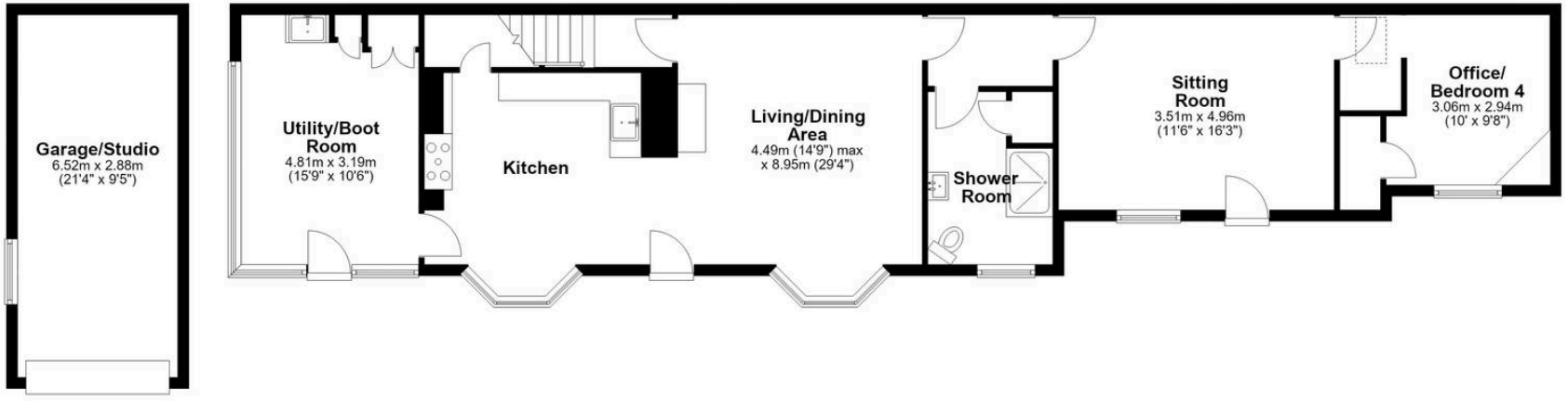
EPC Energy Efficiency Rating: E

- Detached Character Family Home
- Three/Four Bedrooms and Two Bathrooms
- Two/Three Reception Rooms
- Open Plan Kitchen/Living/Dining Room
- Large Boot Room/Utility
- Enclosed And Private South Facing Garden
- Gated Driveway And Garage/Studio
- Newly Fitted Double Glazed Windows Throughout
- Popular And Sought After Village Location

CEYLON

Ground Floor

Approx. 114.7 sq. metres (1234.5 sq. feet)



First Floor

Approx. 69.1 sq. metres (743.4 sq. feet)

Total area: approx. 183.8 sq. metres (1977.9 sq. feet)

This floor paln 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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