



**Pear Tree Farmhouse, Great Coxwell, Faringdon, Oxfordshire, SN7 7NG**  
**Guide price £700,000**



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Nestled in the charming village of Great Coxwell, Faringdon, this unique gated property offers a perfect blend of space, comfort, and countryside living. With 2 reception rooms and 4 bedrooms spread across 3,177 square feet, this house provides ample room for both relaxation and entertainment.

Boasting 3 bathrooms and a ground floor bedroom with a dressing room and en-suite. The annexe with independent access adds versatility, whether for guests or as a private retreat.

Situated on a circa 0.25-acre plot, the property features parking for around 4-6 vehicles, ensuring both convenience and practicality. The real highlight, however, is the picturesque backdrop, with the house backing onto protected National Trust fields and rolling countryside, offering a tranquil and idyllic setting. Great Coxwell is a sought-after small rural village. The property itself is situated at the end of the no through road.

Located just 26.5 miles from the historic city of Oxford and 7 miles from the vibrant town of Swindon, this property strikes the perfect balance between rural serenity and urban accessibility.

## Description

Comprising entrance hallway, living room, kitchen/lounge/diner, conservatory, utility, rear lobby, two cloakrooms, ground floor bedroom with en-sue and dressing room, two first floor bedroom, bathrooms, annexe to include; kitchen diner, bedroom/reception and bathroom. The entrance hallway has three build in cupboards for shoes and jackets, doors lead off to all ground floor rooms bar utility. The living room has a solid chimney (not tested) with three tall windows overlooking the private front garden. French doors lead into the conservatory, which has two external doors to the rear garden and enjoys views over the surrounding countryside. There is a rear lobby with cloakroom and further store cupboard. A ground floor bedroom is situated to the rear with an en-suite, dressing room and french doors out to the rear garden. The kitchen is open plan to a dining and lounge area with stairs to the first floor. The utility leads off the kitchen and has doors to a further cloakroom, integral garage and the driveway. On the first floor there are two bedrooms serviced by a bathroom along with the annexe kitchen diner, bedroom/reception and further bathroom.

Outside a gravel driveway leads off the main road upto electric remote controlled timber gates leading into a good expanse of gravel driveway for a number of vehicles. There is an oversized integral garage with loft storage over. There is a front patio area outside the kitchen and leading upto the front door. The garden leads round to the rear, which is very much of a English cottage garden theme with a low brook with bridge over. There is a further patio off the ground floor bedroom with cast iron staircase providing independent access upto the annexe. A footpath continues round the rear and back to the driveway, partially separated by timber fencing with space for a greenhouse.

Services: we are informed mains gas, electric, water and sewage.

Notes: this is a timber framed property with a brick outer skin.

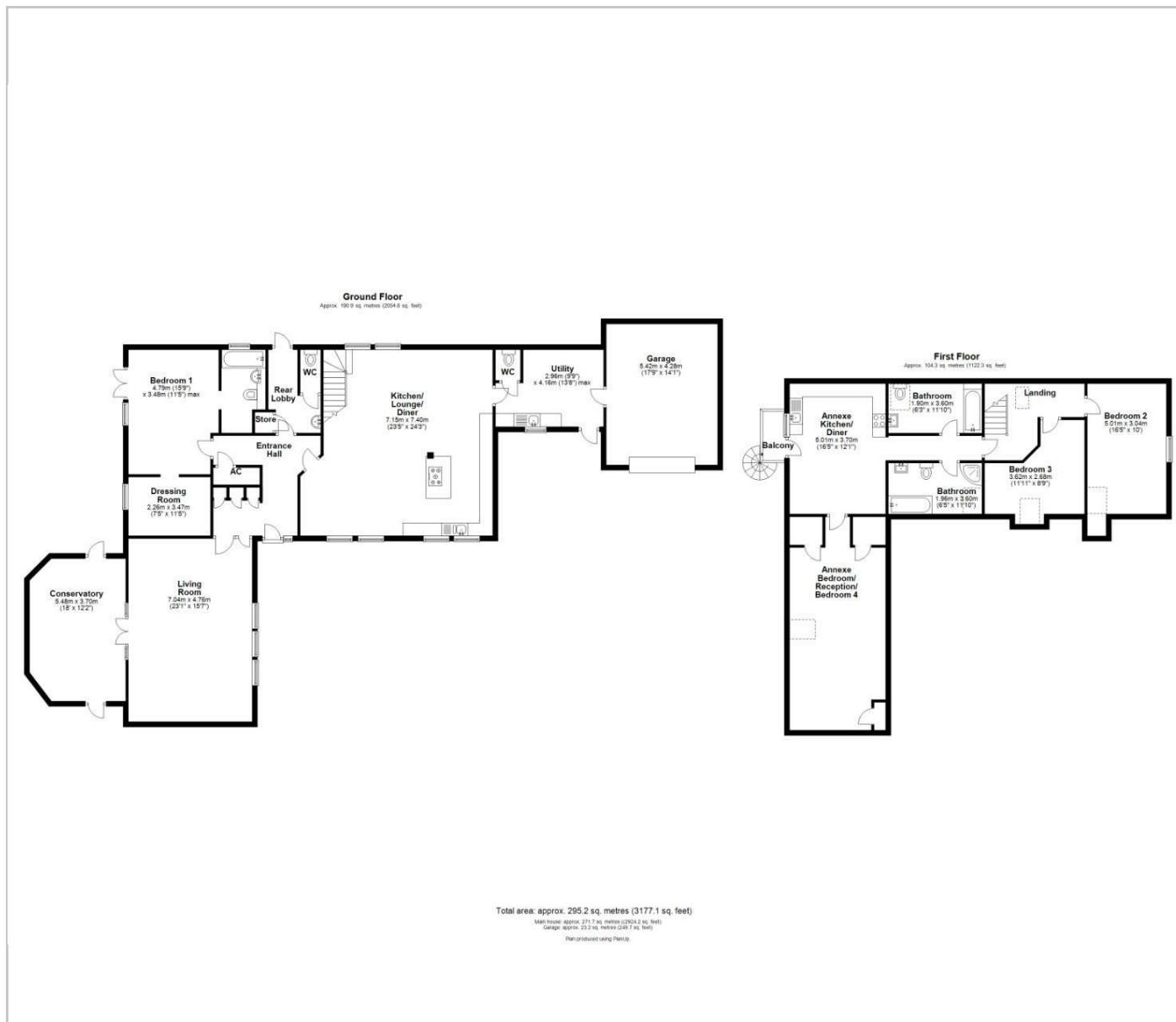


## Situation

Great Coxwell is a small rural village, located just off the A420 main artery road, within a short distance to Faringdon market town. Abutting nearby Wiltshire, north Berkshire and south Gloucestershire, there are plenty of sites to see and visit. The area has great transport options for joining the M4 and M5 motorways promptly, trains to central London running from Swindon and buses from Oxford. The route 66 bus runs along the A420 to Swindon and Oxford. Faringdon has a leisure centre, library, doctors surgery and includes waitrose, aldi and tesco store plus an array of boutique businesses, such as a local butcher, cafes, restaurant's, gift shops and a host of services such hair salons etc. A large Sainsbury's supermarket is within a fifteen minute drive, located just outside Swindon with a small retail park situated opposite. Faringdon offers well regarded state primary and secondary schools (with sixth form) plus private schools such as Pinewood and St Hugh's are a few miles away. The village medieval Great Barn is one of the largest of its kind in Europe. Much of the surrounding landscape is pastoral and owned by National Trust, giving fantastic views toward the Uffington White Horse, within an area of outstanding natural beauty, the North Wessex Downs.



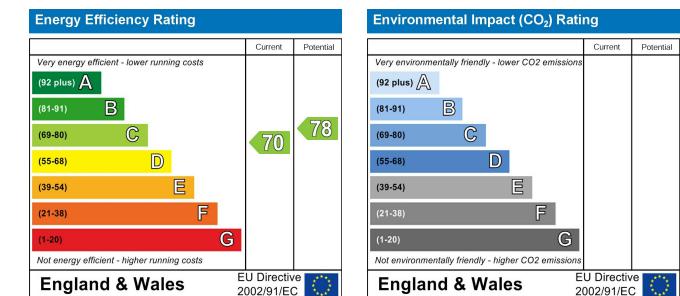
## Floor Plans



## Area Map



## Energy Performance Graph



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