# RADNOR MARTIN

LONDON & THE COTSWOLDS

LAVENDER COTTAGE
BUCKLAND | FARINGDON




COFFEE
TEA



# LAVENDER COTTAGE

## BUCKLAND | FARINGDON | SN7 8QP

*'a quintessential English cottage where period charm, beautiful gardens and flexible family living come together in one of Oxfordshire's most desirable villages'*

Faringdon 4 miles | Bampton 4 miles | Wantage 10 miles | Oxford 18 miles
Didcot Parkway Station 16 miles
*all distances are approximate*

charming Grade II Listed cottage | period features throughout
kitchen/dining room | impressive sitting room | garden room
utility room and wet room | three/four double bedrooms | family bathroom
off road parking | generous and delightful garden

## *the finer details*

**services** Mains water, drainage and electricity. Gas central heating.
**tenure & possession** Freehold and offers vacant possession
**fixtures & fittings** May be acquired by separate negotiation
**rights of way** There are no footpaths or rights of way over the property
**local authority** Vale Of White Horse
**council tax** Band E
**viewing arrangements** By appointment with Radnor Martin
**energy performance certificate** Energy Performance rating - E
**what three words** ///fade.skewing.reserve

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## *description*

Situated in the highly sought-after village of Buckland, Lavender Cottage is a charming Grade II Listed home that has been sympathetically extended and beautifully renovated by the current owners, successfully blending modern comforts with a wealth of original period character. Extending to approximately 2,117 sq ft, the property offers spacious and versatile accommodation arranged over several levels.

The ground floor is accessed via a central entrance hall. To one side is a versatile reception room, currently used as a home office, but equally suited as a ground floor bedroom if required. This is complemented by a utility room, a shower room and a delightful garden room, where French doors open directly onto the patio, creating an excellent connection with the outside space.

At the heart of the home is the charming cottage-style kitchen, featuring a vaulted ceiling with exposed beams, an Aga-style range cooker and a useful walk-in larder. The kitchen flows seamlessly into the dining room, making it an ideal space for both everyday family life and entertaining. The sitting room is full of warmth and character, centred around a wood-burning stove set within an impressive exposed stone fireplace. A staircase rises from the garden room to a versatile mezzanine level, currently arranged as a guest bedroom, offering flexible additional accommodation.

On the first floor, the generous principal bedroom is served by a well-appointed family bathroom and benefits from a substantial linen store.

A further staircase leads to the second floor, where a charming bedroom enjoys a vaulted ceiling with exposed beams, creating a wonderfully characterful retreat.

## *outside*

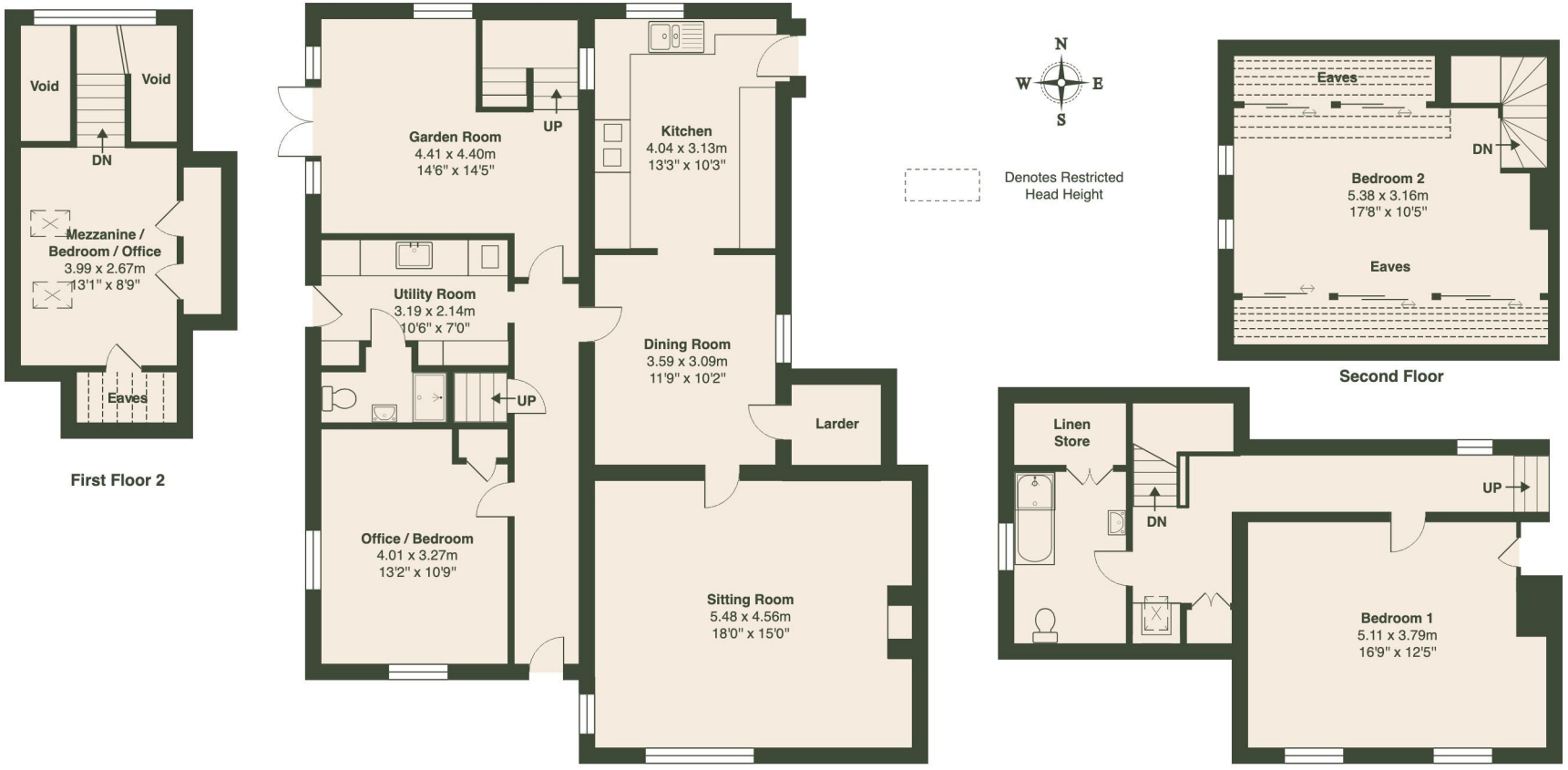
Externally, Lavender Cottage is surrounded by attractive gardens extending around two sides of the property. A delightful courtyard terrace provides the perfect setting for al fresco dining, while the elevated lawned gardens, bordered by mature shrubs and trees, create a private and peaceful environment. The property also benefits from gated off-road parking for at least one vehicle. The result is a beautifully presented period home offering character, flexibility and a wonderful village lifestyle in one of the area's most desirable locations.

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**Approximate Gross Internal Area**

Total Area: 196.6 m² ... 2117 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
Drawn by E8 Property Services. www.e8ps.co.uk


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