



Summerside, Buckland  
Oxfordshire, Offers in Excess of £450,000

Waymark



# Summerside, Buckland SN7 8QY

Oxfordshire

Freehold

**Character Cottage | Semi-Detached | Three Double Bedrooms | Open Plan Living Space With Wood Burner | Family Bathroom With Walk-in Shower & Roll Top Bath | Loft Conversion Which Offers Flexible Office Space | Downstairs W/C | Private And Spacious Rear Garden | Popular & Sought After Village Location**

## Description

A fantastic opportunity to purchase this beautiful three double bedroom semi-detached period cottage, which is located in a central and prominent location in the sought after village of Buckland. The cottage benefits from flexible accommodation with three double bedrooms, open living space and a loft room which provides an additional office space. There is also a very private and quiet garden which is spacious and has been landscaped.

The accommodation comprises; Entrance hall, downstairs w/c, dual aspect sitting/dining room complete with wood burner and access to the garden, kitchen, landing, family bathroom with both walk-in shower and roll-top bath, three light and airy double bedrooms as well as a loft conversion which adds a flexible office space.

Outside the property benefits from both a small walled front garden, as well as a spacious and private rear garden. The front garden could be converted to a driveway for off-street parking if desired, however there is on-street parking available on the quiet lane to the front of the cottage. The rear garden is a great size and is private and quiet with mature shrubs and trees. The garden is mainly laid to lawn along with a paved patio area and two storage sheds. There is also a small brook which runs along the bottom of the garden.

The property is freehold and is connected to mains gas, electricity, water and drainage. This property must be viewed to be fully appreciated.

## Location

Buckland is an attractive village of pretty period stone cottages, many with thatched roofs, about a mile south of The River Thames. There is a Church of England Primary school, a public house, a village hall and further shopping and leisure centre facilities can be found in the nearby market towns of Faringdon, Wantage and Witney.

The area is highly accessible by road and rail. There is a regular S6 bus service into Oxford and Swindon along the A420 with a bus stop just around the corner from the property. Didcot Station is about 15 miles away with regular fast services to London Paddington (about 42 minutes) with Oxford Parkway (London Marylebone 65 minutes) about 16 miles away. Road communications are very good with access via the A420 and A34 onto the M4 and M40 motorways providing excellent links to London, the Midlands and the West Country.

In addition to the village primary school (Ofsted 'Outstanding' 2022) The area is renowned for its excellent selection of schools such as St Hugh's at Carswell Manor (St Hugh's has just been awarded the Tatler 'Best Prep School in the Land 2024' and rated ISA Excellent 2022), Radley College, Abingdon School, St Helens and St Katherine's, Cothill, St' Edwards, Cokethorpe and the Dragon School. For a range of additional activities including riding, swimming and social events, the popular Soho Farmhouse is 25 miles to the north. The increasingly popular Mollie's Motel and Diner is within walking distance as is The Lamb at Buckland.

## Viewing Information

By appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: D

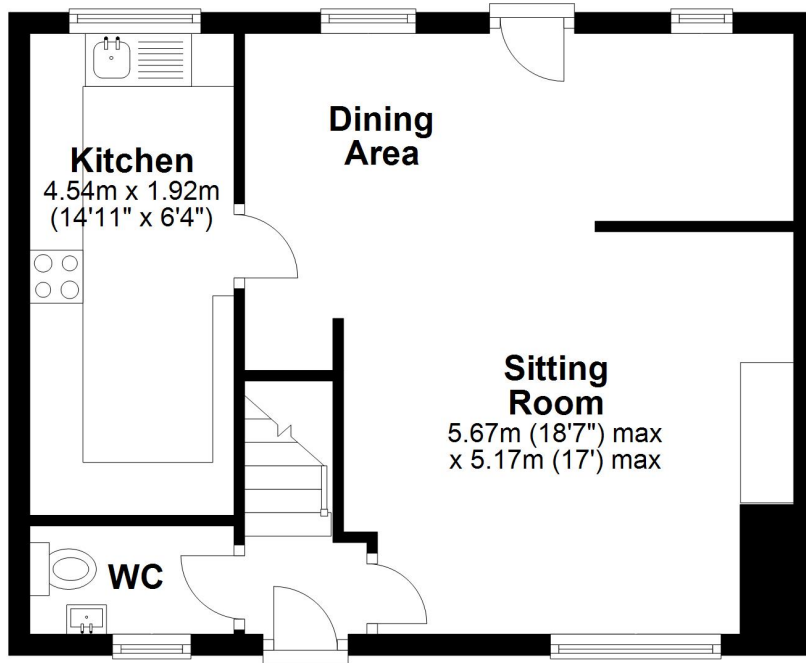


| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | 67                      | 86        |
|   |          | EU Directive 2002/91/EC |           |

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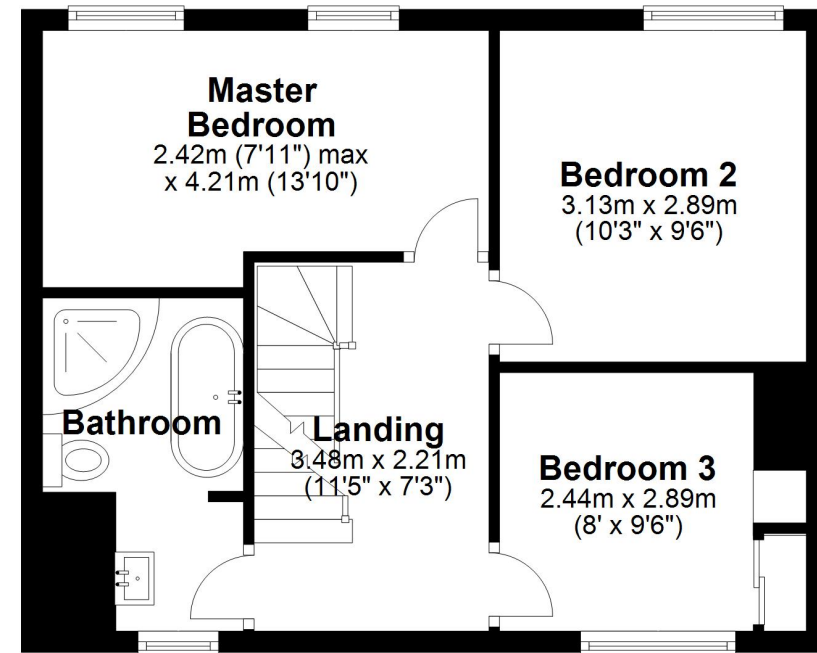
## Ground Floor

Approx. 40.8 sq. metres (438.8 sq. feet)



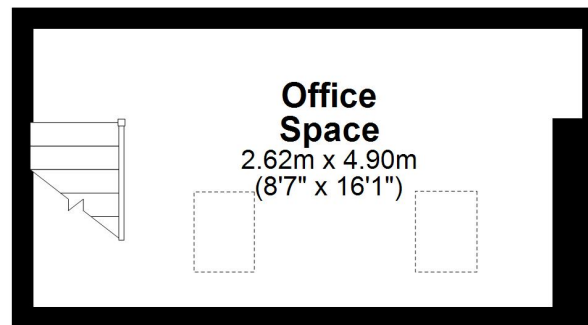
## First Floor

Approx. 40.8 sq. metres (438.8 sq. feet)



## Second Floor

Approx. 13.6 sq. metres (146.0 sq. feet)



**Total area: approx. 95.1 sq. metres (1023.6 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

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.



