



Grey Gables, Great Coxwell

Carter Jonas

GREY GABLES, GREAT COXWELL, FARINGDON, OXFORDSHIRE, SN7 7LZ

Entrance hall, Shower room, Double reception room, Study, Garden room, Kitchen/breakfast room, Dining room, Games room, Utility room, 5 bedrooms, 3 bath/shower rooms. Stables with tack room, Wash horse bay, Stores, ménage, Paddocks. In all c. 2.26 acres

SITUATION AND LOCATION

Great Coxwell is about a mile south-west of Faringdon, sitting on a mid-vale ridge of limestone, which typifies many of the older properties within the village. Its undoubted character, countryside walks, bridleways and ease of access to both the amenities of Faringdon town and for the A420 (to either Oxford or Swindon) are two reasons why this is such a popular village.

The small 12th century church of St Giles stands on the site of an earlier Saxon church, also located in the village is the Great Coxwell Tithe Barn. This was completed in the middle of the 13th century and is the finest surviving medieval barn in the country and is now owned by the National Trust.

DESCRIPTION

Tucked away in the pretty village of Great Coxwell, Grey Gables is a spacious detached property situated at the end of a cul-de-sac enjoying a lovely outlook over its land and enjoying countryside views. The property benefits from a heated swimming pool along with superb equestrian facilities.

Built in approximately 1979 and extended in the early 1980's, the house boasts light and spacious accommodation arranged over two floors and provides excellent family living and entertaining space. The ground floor comprises an entrance hall with shower room off, a family room and sitting room with a raised working fireplace, a fully fitted study, and a garden room with large lantern light is ideally situated opening to the terrace and swimming pool.

A SUBSTANTIAL FIVE BEDROOM DETACHED PROPERTY WITH HEATED SWIMMING POOL AND EQUESTRIAN FACILITIES WITH APPROXIMATELY TWO ACRES OF PADDOCKS. A FURTHER FOUR ACRES OF ADJOINING PADDOCK LAND HAVE BEEN LEASED FOR THE PAST 8 YEARS.







The kitchen/breakfast with a range of fitted units and a breakfast bar, opens to the dining room providing a perfect family living area with the benefit of the games/billiard room leading off the kitchen. In addition, the fully fitted utility/boot room conveniently gives access to the yard and the stables. At first floor level are five bedrooms and the family bathroom, with two of the bedrooms sharing a 'Jack & Jill' shower room. Of note is the principal bedroom suite, a particularly spacious double aspect room with fitted wardrobes, an en-suite bathroom and dressing room.

OUTSIDE

To the front of the property is an area of garden and a driveway providing parking with an electric car charger. Double gates give access to a parking, the stabling and the paddocks. To the rear of the house is the heated swimming pool with surrounding terrace ideal for al-fresco dining with a barbeque area and outside lighting and electrics. The block of four stables with tack room has electric, hot water and two outside taps and motion sensitive lights. In addition to the stables there is a horse wash bay and useful stores. A gate from the stable yard opens to the paddocks which run along the rear of the property, and have automated water troughs. The floodlit ménage has electric, a water tap and concrete area. Further adjacent paddocks amounting to c. 4 acres is currently on lease.

ADDITIONAL INFORMATION

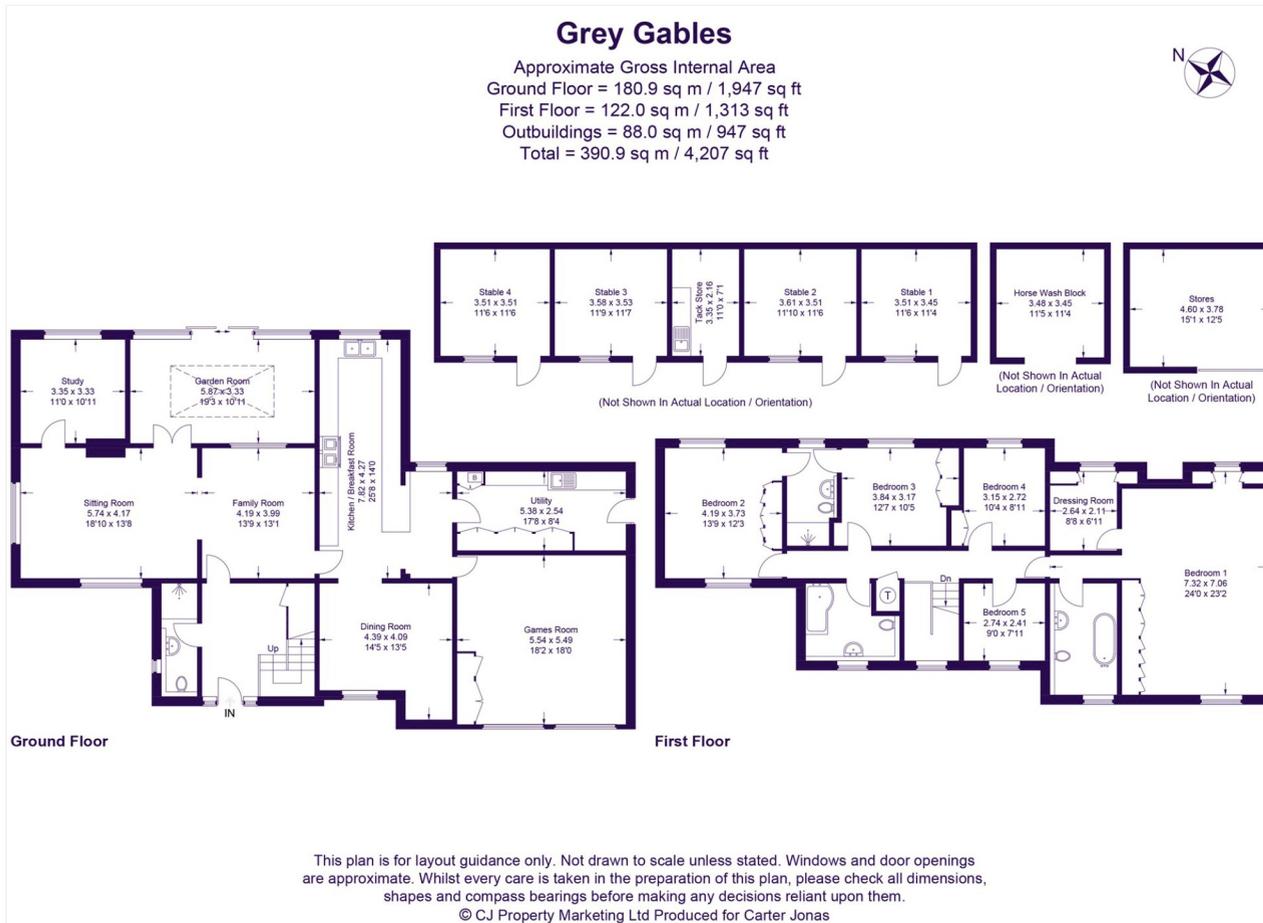
Tenure Freehold

Viewing Strictly by appointment through the selling agent Carter Jonas - T: 01865 511444

Directions
SN7 7LZ







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Oxford 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

carterjonas.co.uk

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