



Church Cottage
Baulking, Faringdon, SN7 7QE

Nestled in the unspoiled village of Baulking, which is centred around a medieval green, this delightful Grade II listed detached cottage is a rare find, coming to the market for the first time since 1980. Formerly three cottages, Church Cottage boasts a wealth of character and offers a unique opportunity for those seeking a unique home in a beautiful location.



- Detached character cottage
- Delightful well planted gardens of just under a 1/3 of an acre
- First time to the market in 46 years
- Idyllic location near to the village church
- No onward chain and vacant possession
- Kitchen/breakfast room with oil fired AGA
- Large reception room
- 3 Bedrooms, accessed by two staircases
- Family bathroom
- Summerhouse with power, timber outbuildings

LOCATION

Baulking is a small village and civil parish about 3.5 miles (5.6 km) southeast of Faringdon in the Vale of White Horse district of Oxfordshire. The parish is bounded to the north and north-west by the River Ock, to the south by its tributary Stutfield Brook and to the east by field boundaries. The village is arranged along a delightful, large, elongated village green running north – south, on the side of a slight rise of land bounded on two sides by a bend in the river. In ancient times Baulking was a market town – in which by 1792 it had ceased to be held. The village community has a superb Grade-I-listed 13th century church, an Equestrian Centre and access to delightful walks in the countryside surrounding, giving an idyllic peaceful semi-rural feel to village life. There is a wonderful community spirit amongst the residents where many social gatherings around the green occur. The village of Uffington is within easy reach with a shop, pub and excellent pre-school and primary school and museum with more comprehensive amenities and secondary schools to be found in the market towns of Wantage or Faringdon. Didcot to the east (A417) has a mainline train service to London Paddington (c.45 minutes).





THE PROPERTY

Nestled in the unspoiled village of Baulking centred around a medieval green, this delightful Grade II listed detached cottage is a rare find, coming to the market for the first time since 1980. Formerly three cottages, the house boasts a wealth of history and offers a unique opportunity for those seeking a unique home in a beautiful location.

Inside, the cottage features a large reception room, perfect for entertaining or relaxing with family. This room is enhanced by a large multi-fuel stove, creating a warm and inviting atmosphere, and with a good ceiling height. The kitchen/breakfast room features a large oil fired AGA and space for a large table, a range of bespoke cabinetry and benefits from a stable door to the rear pretty cottage garden.

Upstairs, there are three good sized double bedrooms, one bedroom has a separate staircase and so the first floor is therefore not connected. There is also charming first-floor bathroom to one side of the first floor with the other two bedrooms.

Outside, the property is surrounded by large, well-planted mature gardens in all c.0.318 of an acre, offering a tranquil retreat. There is also a summerhouse which has been utilised as an office and a separate purpose built wooden outbuilding which has been used as a workshop/store, but could be perhaps repurposed as an office also if so desired. Within the gardens there is also a greenhouse, two log stores, a coal bunker and an enclosed oil tank. A private drive leads to parking and turning for several vehicles.

Siding onto a green near the local church, this cottage enjoys a peaceful setting while remaining close to nearby amenities in the adjacent village of Uffington. With no onward chain, this property presents an excellent opportunity for buyers looking to make their mark in a beautiful part of Oxfordshire. Don't miss the chance to own this enchanting home, rich in character and history.



COUNCIL TAX

Band G year £4,140.38 2026/2027
Vale of White Horse District Council

SERVICES

Services include mains water and electricity connected. Oil-fired AGA and heating. Private drainage.









Denotes restricted
head height

Baulking, Faringdon, SN7

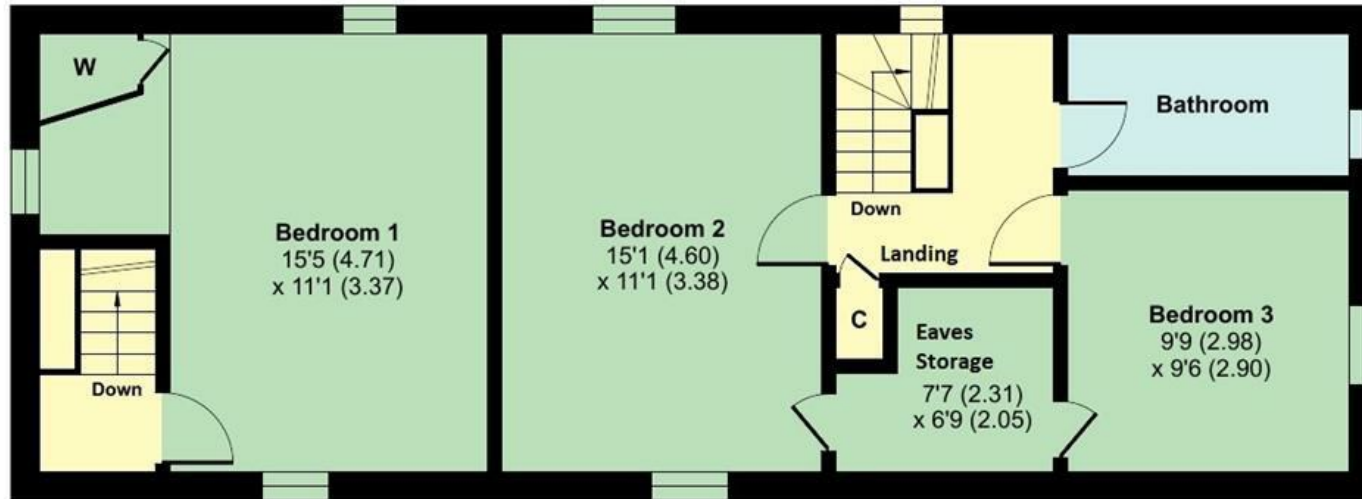
Approximate Area = 1309 sq ft / 121.6 sq m

Limited Use Area(s) = 52 sq ft / 4.8 sq m

Outbuilding = 297 sq ft / 27.6 sq m

Total = 1658 sq ft / 154 sq m

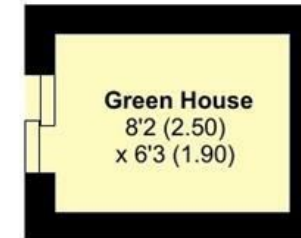
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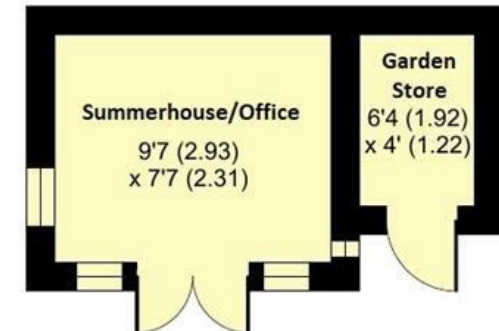
FIRST FLOOR



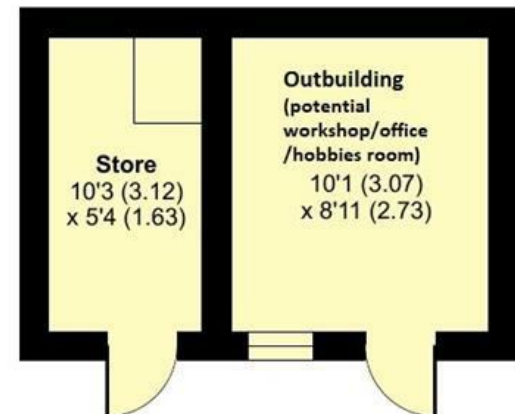
GROUND FLOOR



OUTBUILDING 5



OUTBUILDING 2 / 4



OUTBUILDING 1 / 3

OTHER MATERIAL INFORMATION

Superfast broadband available.

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=SN77QE&uprn=10014069479>

<https://www.ofcom.org.uk/mobile-coverage-checker>

EE - Good outdoor coverage and in home

Vodafone - Good outdoor and variable in home

O2 - Good outdoor and variable in home

Three - Good outdoor

Flood risk:

<https://check-long-term-flood-risk.service.gov.uk/risk#>

The flood risk for Church Cottage is determined as VERY LOW.

The property is Grade II Listed.

Listing NGR: SU3172490621

DIRECTIONS to SN7 7QE

what3words:///chitchat.tables.evening

As you enter the village of Baulking, the property can be found on the left hand side before the church, as identified by our D&S For Sale board.

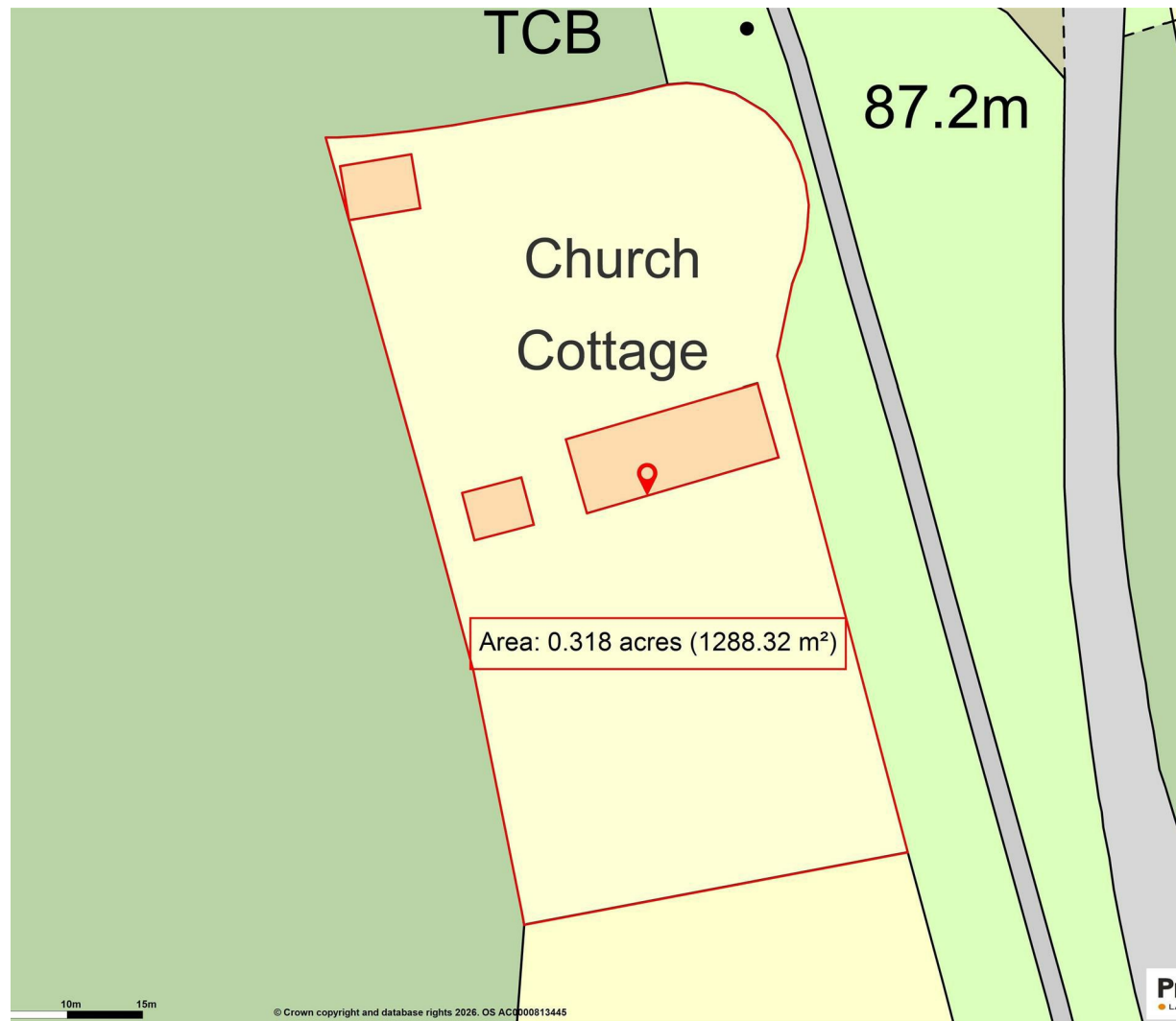
CONTACT

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VIEWINGS

Viewings strictly by prior appointment with the sole selling agents Douglas and Simmons, open 6 days a week for viewings.



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