




Greenacres


Goosey, Faringdon, SN7 8PA

A substantial family home set in excess of 21 acres of varied grounds, including paddocks, landscaped gardens and equestrian facilities, in a charming hamlet between Wantage and Faringdon.


The sizeable, detached property was originally built in 1952 and is well-presented in an elegant country style, offering masses of space over two floors and a versatile layout extending to more than 3,400 sq ft, perfect for family life. From the house there are exceptional views over its own land and the unspoilt surrounding countryside.




4 RECEPTION ROOMS




5 BEDROOMS




2 BATHROOMS PLUS ENSUITE SHOWER




DOUBLE GARAGE WITH GROUND FLOOR OFFICE/WASHROOM/STUDIO ABOVE & STABLES




21 ACRES




FREEHOLD



RURAL



3,460 SQ FT



GUIDE PRICE £2,000,000



The property

The ground floor feels fantastically spacious, with a choice of reception rooms for both entertaining and relaxed family occasions. To one side of the inviting entrance hall, a large formal dining room opens onto an adjoining triple-aspect sitting room; together, they provide the ideal space for large gatherings, with a charming 'games nook' overlooking the gardens and a vast inglenook fireplace providing a striking focal point. To the other side, a stunning 37ft open-plan kitchen/living room serves as the heart of the home and leads to a lovely study/snug, a utility room with space for laundry machines, and a boot room with storage and a cloakroom. To the rear of the kitchen there is a magnificent garden room, designed with oak-framed glazing on all sides to provide views of the garden as well as excellent natural light. Upstairs, the principal bedroom features its own en-suite shower room, a private balcony, dressing room and a fabulous space with a freestanding bath, looking out over the grounds. There are a further four double bedrooms, one with ensuite shower/basin/toilet, and a family bathroom.





Outside

Greenacres is nestled within beautiful, rolling countryside to the north of the North Wessex Downs, surrounded by quiet lanes, bridleways and byways providing excellent hacking, with more extensive trails to the south either side of The Ridgeway. This setting, and the facilities on offer, make the property well suited to equestrian use: there are several post and railed (actually electric tape for the most part) paddocks, an enclosed yard with an L-shaped block of four stables, a tack room and forage storage, space for a horsebox/trailer as well as a separate yard with additional stabling, a large horse barn and storage. The yard is accessed through the main entrance and is situated behind the house, so offers a high degree of privacy. There would be scope to install an arena, subject to permissions.

The house is attractively positioned within the plot, accessed via a gated entrance opening to a large gravel driveway and a detached double garage. To the side and above the garage is further, flexible accommodation currently used as office space, but was previously a separate annexe, with kitchen and shower room and could easily be converted back. The gardens are beautifully landscaped with well-established trees and shrubs creating excellent privacy, though to the rear there are unobstructed views over the paddocks and countryside beyond.

To the back of the house there is a sizeable terrace for entertaining, and separately a summerhouse and further patio area enclosed by shrubs. For the keen gardener there is a garden shed, greenhouse and two large raised beds.

Location

Goosey is a small hamlet situated 2.2 miles east of Stanford in the Vale, where there are limited amenities, and 6.5 miles from Faringdon where there are day-to-day shops and services including restaurants, superstores and schools. Wantage, a historic market town with pretty streets and a central square, is 4.9 miles and offers an alternative, while Swindon, Didcot, Oxford and Newbury are larger towns and cities with more extensive amenities, leisure facilities and cultural attractions. There is an excellent choice of schools in the area including Cothill, Cokethorpe, The Manor Prep, St Hugh's, Radley College and Abingdon. The area is well-connected by road, with the M4 within easy reach, and mainline rail services are available at Didcot Parkway station, 12 miles away. Goosey is situated just north of the North Wessex Downs where there is excellent walking and riding along The Ridgeway National Trail or Uffington White Horse.



Distances

- Wantage 4.8 miles
- Faringdon 6.6 miles
- Swindon 17.5 miles
- Oxford City Centre 19 miles

Nearby Stations

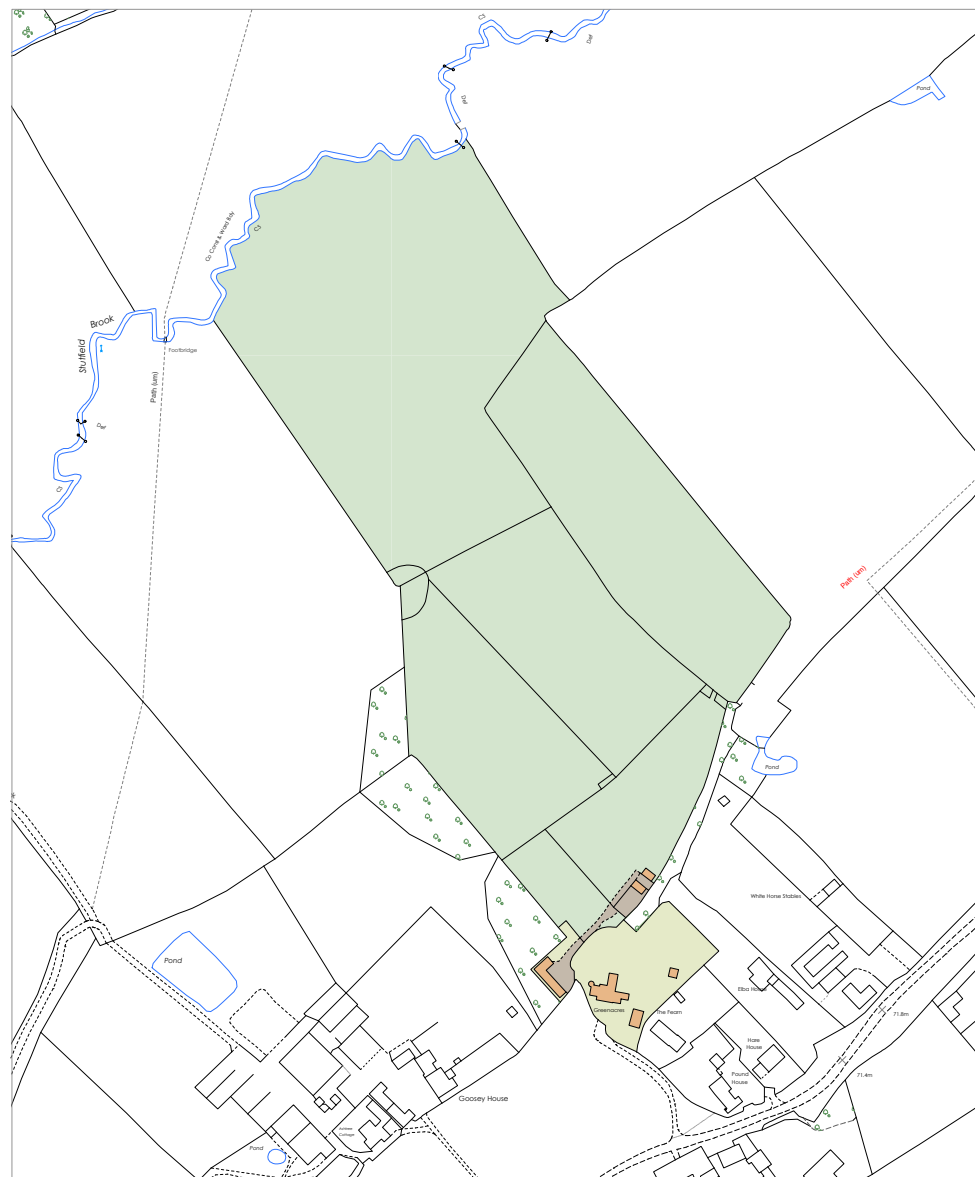
- Didcot Parkway 12 miles
- Swindon 17.5 miles
- Key Locations
- The Ridgeway 6.2 miles
- Uffington White Horse 7 miles
- M4 J14 14.8 miles

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Nearby Schools

- Stanford in the Vale CofE Primary School 2.4 miles
- Shellingford School 4.1 miles
- King Alfred's 4.1 miles
- Cothill House 10.2 miles
- Abingdon School 11.3 miles
- Cokethorpe School 12.2 miles



Greenacres, Goosey, Oxfordshire, SN7 8PA

Total Area - 8.57 ha / 21.18 ac

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Not to Scale. Drawing No. Z25441-01 | Date 10.06.25



Outbuildings = 217.8 sq m / 2344 sq ft
 Total = 539.3 sq m / 5804 sq ft
 (Including Garage / Excluding Eaves & Open Stables)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #92861

Floorplans

Main House internal area 3,460 sq ft (321.5 sq m)
Outbuildings internal area 2,344 sq ft (217.8 sq m)
 For identification purposes only.

Directions

From Strutt & Parker's Oxford office turn left onto Banbury Road (A4165) and at the roundabout take the first exit onto the A40. At the Wolvercote Roundabout take the fourth exit onto the A44 and at the Peartree Roundabout take the first exit onto the A34. Continue south for 2.6 miles and at the Botley Interchange take the third exit onto the A420. Follow the A420 for 9.5 miles and then turn left (signposted Charney Bassett/ Denchworth). Follow the road south and pass through the village of Charney Bassett; leave the village via Main Street and proceed south. At the bend, turn right (signposted Goosey) and continue for 1.7 miles. Turn right onto a gravelled track where the property will be seen on the right-hand side.

SN7 8PA

///what3words include.lamppost.fight

General

Local Authority: Vale of White Horse District Council

Services: Mains electricity, water, oil fired central heating, private drainage (We understand that the private drainage at this property may not comply with the relevant regulations).

Council Tax: Band F

EPC Rating: D

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