



Longworth
Oxfordshire, OX13 5ES

Carter Jonas

3 COLLEGE SQUARE, TUCKS LANE, LONGWORTH, OX13 5ES

Kitchen/dining room with Aga

2 reception rooms

3 double bedrooms, family bathroom, shower room

Pretty south facing garden, car port

DESCRIPTION

Situated in the heart of the highly sought after village of Longworth, this pretty period cottage offers a lovely home with an enormous amount of character. The cottage benefits from many period features with a wonderful modern side extension creating further living space perfect for guest accommodation, a fourth bedroom or as currently arranged as a spacious second reception room.

Arranged over two floors the accommodation comprises to the ground floor a kitchen/dining room with electric AGA providing a welcoming entrance to the house, a sitting room with dual aspect and beautiful fireplace, and a second reception room with mezzanine level (ideal as an occasional sleeping space), and a ground floor bathroom. At first floor level are three charming double bedrooms and the family bathroom.

OUTSIDE

The cottage is approached via the car port from where a wrought iron gate opens to the garden and leads to the front door. Lying to the front of the house the garden provides a particularly pretty setting laid to lawn with a variety of mature planting and an alfresco dining area.

A CHARMING PERIOD COTTAGE WITH MUCH CHARACTER THROUGHOUT AND PRETTY SOUTH FACING GARDEN IDEALLY SITUATED IN THE HEART OF THIS PREMIUM VILLAGE



SITUATION

Longworth is a picturesque and sought after village within a conservation area. It boasts the Blue Boar pub, village hall, 12th century church and primary school and has an active village community.

There are a number of footpaths and bridleways to explore stretching down to the river Thames, approximately two miles away. The market towns of Faringdon, Abingdon and Witney are equally distanced and are well served for every day shopping needs.

There is an excellent choice of schools nearby, both state and private, in Oxford and Abingdon. The motorway network is easily accessible via the A34 with access to London either via the M40 or M4. Didcot Parkway and Oxford Parkway both offer swift access to London via train.

ADDITIONAL INFORMATION

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

Directions: OX13 5ES

Tenure: Freehold with vacant possession on completion.

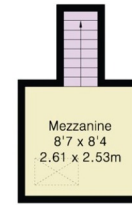
Services: Oil fired central heating.

Council Tax: Band E

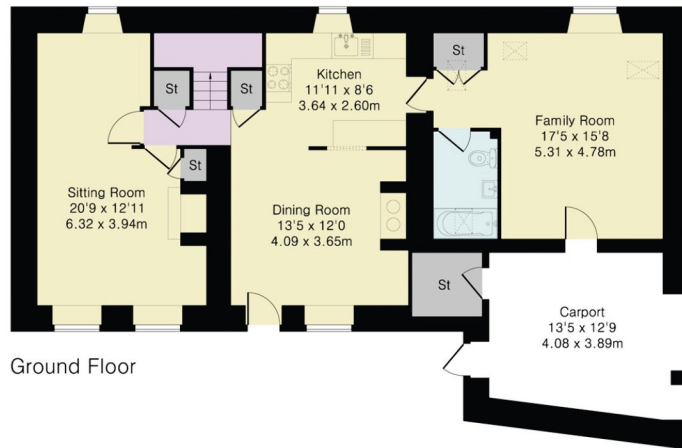
Local Authority: Vale of White Horse District Council



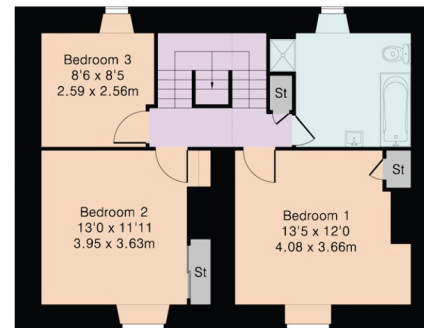
Approximate Gross Internal Area 1610 sq ft – 150 sq m
 Ground Floor Area 935 sq ft – 87 sq m
 First Floor Area 590 sq ft – 55 sq m
 Mezzanine Area 85 sq ft – 8 sq m



Mezzanine



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Carter Jonas



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Offices throughout the UK



IMPORTANT INFORMATION

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