



**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.

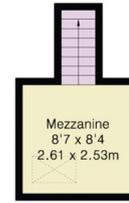
Services: Oil fired central heating.

Council Tax: Band E

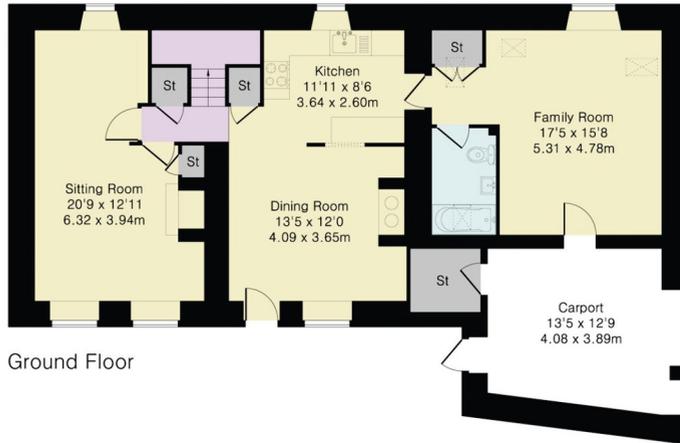
Local Authority: Vale of White Horse District Council



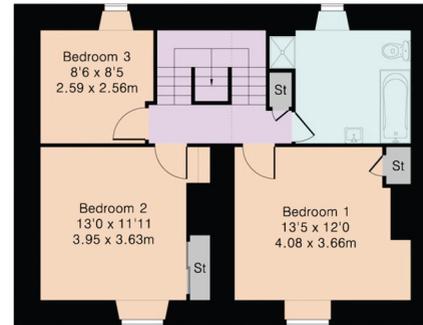
Approximate Gross Internal Area 1610 sq ft – 150 sq m  
 Ground Floor Area 935 sq ft – 87 sq m  
 First Floor Area 590 sq ft – 55 sq m  
 Mezzanine Area 85 sq ft – 8 sq m



Mezzanine



Ground Floor



First Floor



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>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	37	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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

Oxford 01865 511444

oxford@carterjonas.co.uk

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

carterjonas.co.uk

Offices throughout the UK



**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.