

Rectory Lane, Longworth, Abingdon, Oxfordshire OX13 5DZ



Wonderful period home • Four bedrooms • Three reception rooms • Double garage and ample off-road parking • Extensive gardens with wild flowers and kitchen garden • Desirable village location • Conservation area • End of chain • EPC D

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Key Features



4
Bedrooms



2
Bathrooms



3
Receptions

About the property

A charming, semi-detached period cottage situated on the outskirts of the desirable village of Longworth. This property is beautifully presented and the gardens are a real attraction, offering space, privacy, driveway parking and a double garage.

The ground floor comprises a glazed entrance porch and leads through to the dining room with fireplace and wood burner. This lies open plan to the kitchen which has ample floor and wall units and an integrated oven. Beyond this is a useful utility room and cloak/shower room. The sitting room boasts exposed beams and an attractive fireplace with wood burner and a stunning box bay window with a wonderful outlook. Completing the ground floor is a study or playroom with French doors on to the garden.

Upstairs is a large master bedroom with built in wardrobe and box bay window; there are two further double bedrooms, a single bedroom and a modern bathroom with roll top bath and stunning views over meadows beyond.

The gardens are a delight and include a wide variety of flowering plants, shrubs and trees, a kitchen garden and pond. There is gated driveway parking for several vehicles leading to a detached double garage.

The property benefits from being end of chain.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

Amenities

Longworth is a friendly and active village. The primary school has an OFSTED 'Outstanding' rating. A film club meets once a month and shows recent films, a good way to keep up with friends. There are Pilates and yoga clubs, a weekly Keep Fit class for the over 50s and a

Saturday Run Club which also organises a registered 10 km run and Fun Run in September. There is a monthly village library, a monthly coffee morning in the village hall, and open gardens are held every year to raise funds for a village charity. The church is part of a benefice of seven churches located in villages around the area.

There are no shops in the village but the Post Office in Southmoor (c. 1 mile) is very good and there is a hairdresser, newsagent and grocery shop. A wider selection of shops can be found in Witney (c. 10 miles), Abingdon (c. 10 miles), Oxford (c. 10 miles) and Faringdon (c. 8 miles). The local farmer in Hinton Waldrist sells fresh vegetables, a half-mile walk. Others in the village sell fresh eggs if they have spare.

The main feature of the village is the Blue Boar public house. There is a wealth of popular footpaths in the surrounding countryside, offering plenty of dog-walking, and the River Thames lies within a couple of miles.

Access to London can be gained from the M40 at Oxford or M4 north of Newbury, with mainline trains running from Oxford, Oxford Parkway and Didcot Parkway to London.

Directions

From Faringdon, take the A420 in the direction of Oxford. After approximately 6 miles, turn left to Hinton Waldrist. Follow through this village into Longworth and take the first turning on the left into Rectory Lane. The property is the first on the left.

What3words: ///:glee.summit.multiply

Services & Tenure

The tenure is Freehold. Mains electricity, water and sewerage are understood to be connected, with an oil-fired heating system.

Local Authority

Vale of White Horse District Council

Council Tax Band F

Our reference

FAR/HD/KF/18062024

We'd love to hear from you

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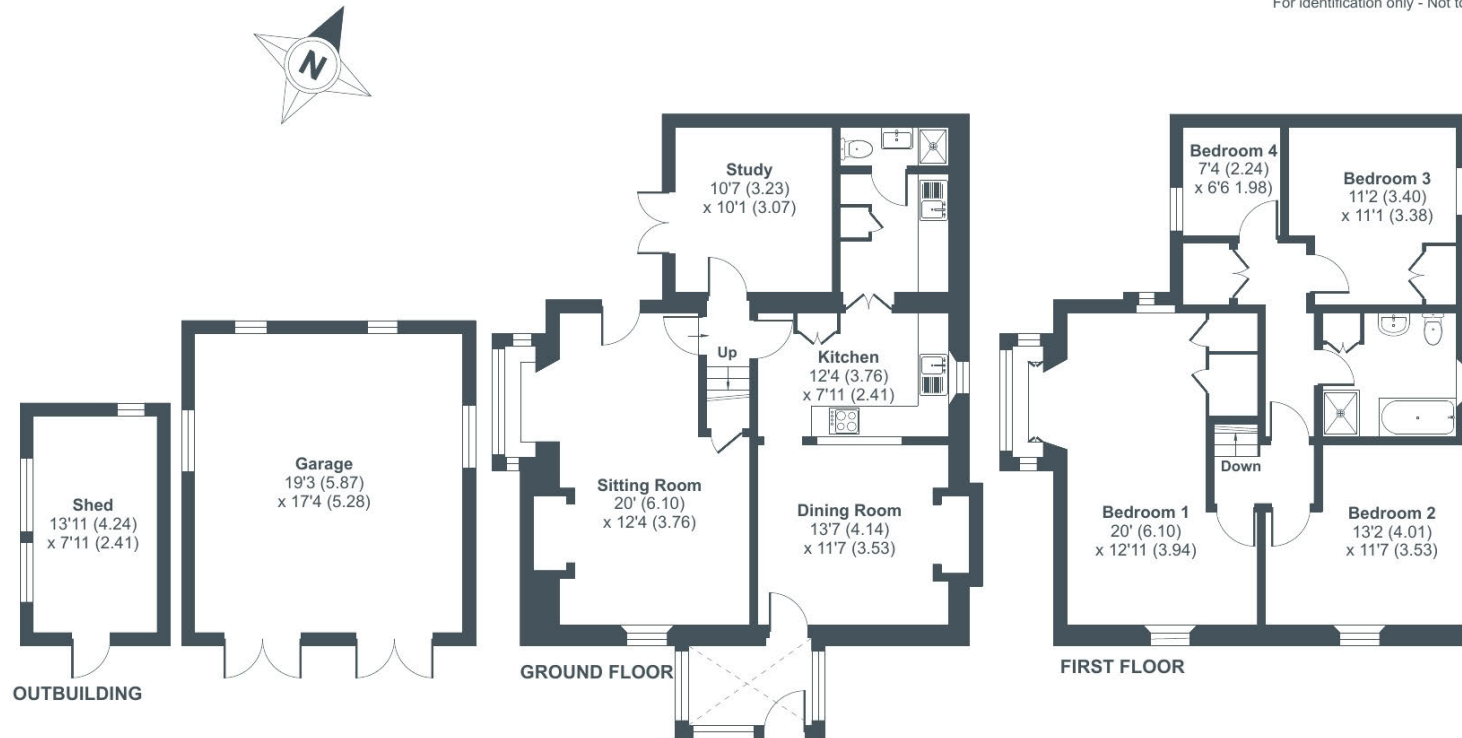
Approximate Area = 1573 sq ft / 146.1 sq m

Garage = 335 sq ft / 31.1 sq m

Outbuilding = 112 sq ft / 10.4 sq m

Total = 2020 sq ft / 187.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Perry Bishop. REF: 1136962



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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