

WEST VIEW COTTAGE

CHURCH LANE • LONGWORTH • OXFORDSHIRE • OX13 5DX



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A delightful character cottage in the heart of this sought after village

Entrance hall ♦ sitting room ♦ family room ♦ study
kitchen with dining room off ♦ utility room
5 bedrooms ♦ bathroom ♦ shower room ♦ pretty cottage garden

Oxford 11 miles, Abingdon 8 miles, Didcot 13 miles
(London Paddington approximately 40 minutes)
(All mileages are approximate)

DIRECTIONS

From the Oxford ring road take the A420 to Swindon. On reaching the second roundabout (after approximately 10 miles) turn right for Witney and then take the first left turning for Longworth. After one mile take the second turning on the right into Rectory Lane and after about 300 metres bear left into Church Lane and West View Cottage will be seen on the right after a short distance.

SITUATION

Longworth is a very attractive village lying some 11 miles south west of Oxford in an attractive rural area, with many walks, some leading to the River Thames. Church Lane is a no through road leading to the church and open countryside. The village amenities include a primary school, a well reputed village pub, village hall and a parish church dating from the 12th century. Day to day shopping can be found in Southmoor, Faringdon, Wantage, Abingdon and Witney. There is also an excellent choice of primary and secondary schools in the area and in Oxford and Abingdon, with school bus services from the village serving the private secondary schools in Abingdon, Oxford and Witney.

Inter-city trains run to Paddington from Didcot (about 40 minutes) and Oxford (60 minutes) and both the A40/M40 and the M4 motorways (20 miles) are accessible.



DESCRIPTION

West View Cottage is a delightful village property which is Victorian in origins but with later extensions. Built of brick and stone under a tiled roof, it has well balanced accommodation arranged over two floors. Situated to the rear and with lovely views over the garden, is the dining area with full length windows to the garden.

To the rear is the well-appointed kitchen with Miele appliances and an oil-fired Aga. Off the kitchen is the charming dining room with an oak framed vaulted ceiling and deep windows/French doors giving views over the rear garden. The study, off the entrance hall, is fitted with cupboards and shelves and the double aspect sitting room has an open fireplace and French doors to the terrace. Beyond the sitting room is the useful family room, lobby to the rear and the former garage which is now a large utility room.

On the first floor are five bedrooms, a family bathroom and shower room. One of the bedrooms is currently used as a dressing room.

OUTSIDE

To the front of the property is street parking and to the rear a pretty garden with brick paved terracing and steps up to the lawn with established borders. There is stone wall and bamboo hedge providing good privacy.

GENERAL REMARKS

TENURE

Freehold with vacant possession on completion.

SERVICES

Mains water, electricity and drainage are connected. Oil-fired central heating.

LOCAL AUTHORITY

Vale of White Horse District Council

COUNCIL TAX

Band G

BROCHURE PREPARED AND PHOTOGRAPHS TAKEN

June 2019.



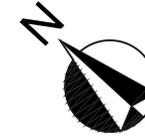
FLOOR PLANS

Approximate gross internal floor area = 220.3 sq.m (2371 sq.ft)

For identification only. Not to scale.

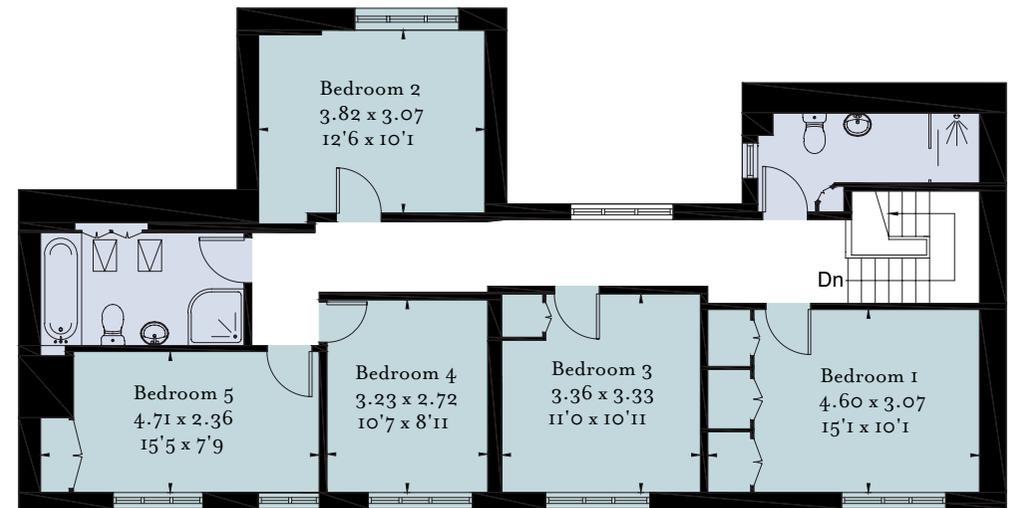


GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		43	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

= Reduced head height below 1.5m



FIRST FLOOR

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