The Old School House
Longworth • Oxfordshire • OX13 5EP
AN IMPRESSIVE CONVERSION
OF A VICTORIAN SCHOOL AND
CHAPEL CREATING A SPACIOUS
AND LIGHT HOME

THE OLD SCHOOL HOUSE, LONGWORTH,
OXFORDSHIRE, OX13 5EP

Porch • hall • drawing room • dining room • sitting room
kitchen/breakfast room • study/bedroom 5 • utility room
shower room/cloakroom • master bedroom suite
guest bedroom suite • 2 further bedrooms • family bathroom

Driveway providing parking

Single garage with attic storage over

South facing gardens

In all about 0.29 acres

Approximate Distances:
Oxford 11 miles, Abingdon 8 miles, London (Paddington) approximately
40 minutes from Didcot station 13 miles.

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 first turning on the right into Cow Lane. Proceed into the
centre of the village and The Old School House will be seen on the left.

Situation
Longworth is a pretty village lying 11 miles south west of Oxford in
attractive open countryside with country walks including access to
the Thames. 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 and services can be found in
Southmoor, Faringdon, Wantage, Abingdon and Witney. There is an
excellent choice of private and state schools in the area, both primary
and secondary, in Oxford and Abingdon.

Intercity trains run to Paddington from Didcot (about 40 minutes) and
Oxford (1 hour). Both the A40/M40 and M4 motorways (20 miles) are
easily accessible.
Description
This property is a combination of a Victorian chapel and adjoining school, converted to create a unique dwelling combining traditional character and contemporary design. The chapel dates from 1848 and the school was added 5 years later. The current owner, an artist, and her architect husband undertook significant changes and improvements in 2007, with the emphasis on flexible accommodation and light and spacious rooms. The kitchen and drawing room are particularly impressive, with full height vaulted ceilings. Both the sitting room and kitchen overlook the garden where there are deep windows and glazed doors. One of the major attractions of this home is its aspect; light pours into different parts of the house during the day and there are open views across the south facing garden.

Importantly, all or part of the chapel space can be used independently, for example, as a holiday let or home business.

The kitchen is well appointed with an electric 3 oven Aga with a module providing a further 2 ovens and ceramic hob. The appliances are Miele and include a larder fridge, dish washer and extractor. There is an extensive range of wall and floor cupboards including deep pan drawers. The kitchen connects to the sitting room which is double aspect with an open fireplace, fitted display shelves to one wall and stairs leading to a bedroom suite over. Off the hall is a useful study which, being close to the shower room, has in the past also been used as a fifth bedroom. The former chapel provides the impressive main drawing room and dining room which also has kitchen facilities if required. Accessed from two further staircases are a master bedroom with dressing room and bathroom and another 2 bedrooms and a separate bathroom.

Outside
The charming south facing rear garden is delightful with terrace and decking areas ideal for al fresco dining. The borders are well stocked with a herb bed adjacent to the house. The outside has been thoughtfully designed with established borders and mature hedges for privacy. Beyond the garden is further informal area, backing on to an open field, with trees and wild flowers.

To the front is a detached single garage with attic storage over and further off-street parking.
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Floor plans

Gross Internal Area (approx)
House = 325.4 sq m / 3503 sq ft (Excluding Voids)
Garage = 26.6 sq m / 286 sq ft
Loft Store = 26.6 sq m / 286 sq ft
Total = 378.6 sq m / 4075 sq ft

For identification only. Not to scale.

Energy Efficiency Rating

Tenure: Freehold with vacant possession on completion.
Services: All mains services except gas are connected. Oil-fired central heating.
Local Authority Vale of White Horse, Abbey House, Abingdon OX14 3JE. Tel: 01235 520202
Viewing: Strictly by appointment with Savills 01865 339700.
Fixtures, Fittings, Etc: Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents. A sale could be negotiated to exclude the Aga.

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