



## Pretty cottage in a picturesque Oxfordshire village

**March End, High Street, Longworth, Oxfordshire OX13 5DU**

Freehold with vacant possession on completion



Kitchen/breakfast room • sitting room • study • conservatory • utility & cloakroom • 4 bedrooms (1 en suite) and family bathroom • double garage • sauna and guest bedroom suite

#### Local information

Longworth is a picturesque village within a conservation area. It boasts a pub, village hall, church and primary school and has an active village community.

There are myriad footpaths and bridleways to explore with The Thames being just a short distance away. The market towns of Faringdon, Abingdon and Witney are equally distanced and are well served for every day shopping needs. There are also two village shops in Southmoor, just under two miles away.

There is an excellent choice of schools nearby, both state and private and there is a highly regarded primary school in the village.

#### Directions

From Oxford take the A420 to Swindon. After ten miles at the roundabout turn right for Witney then take the first left turn for Longworth. After about 1.5 miles turn right into Rectory Lane. Immediately after the sharp right turn into High Street and March End is on the left.

#### About this property

Tucked away behind a walled garden, March End sits within the conservation area of this desirable village. This lovely, light filled cottage offers generous and flexible living space. The kitchen/breakfast room, with its welcoming Aga, is situated in the heart of the cottage and opens directly into the stunning conservatory, which in turn opens to the west facing garden. The

sitting room is a delight with its beamed ceiling, parquet flooring and stone fireplace with wood burning stove. Also on the ground floor is a study, hall, utility room and boot room.

The first floor comprises a principle bedroom suite, three further bedrooms and a family bathroom.

The annexe provides two garages, a sauna and guest bedroom suite. This space would lend itself to conversion to self-contained ancillary accommodation.

#### Outside

The pretty, west facing garden is framed by its pretty stone walls and features mature trees. The gravel driveway provides ample parking.

**Services** All mains services are connected. Oil central heating. Gigaclear broadband is available.

**Agents Note** This property was formerly known as Rose Cottage. Photographs taken and brochure prepared May 2022

#### Tenure

Freehold with vacant possession on completion

#### Local Authority

Vale of the White Horse. Council Tax Band F

EPC rating = E

#### Viewing

Strictly by appointment with Savills





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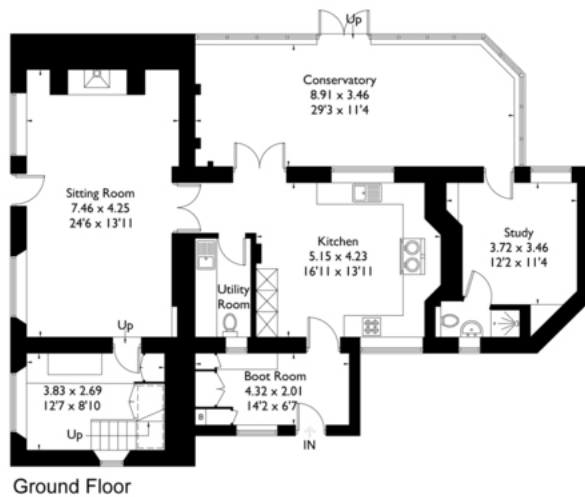
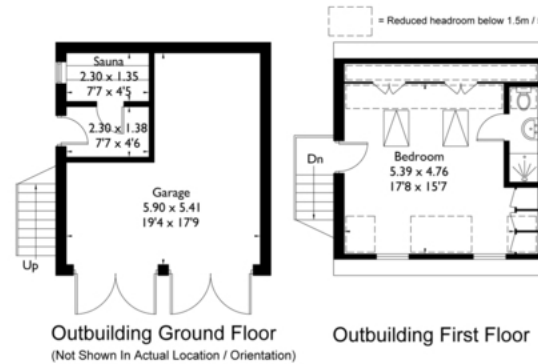
Gross Internal Area (approx) = 229 sq m / 2465 sq ft

Outbuilding = 61 sq m / 657 sq ft

Total = 290 sq m / 3122 sq ft

For identification only. Not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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