



## AN INDIVIDUAL BRAND NEW DETACHED HOUSE, WITH OPEN VIEWS

1 GREEN LANE, LONGWORTH, OXFORDSHIRE OX13 5ED

savills

CONVENIENTLY LOCATED IN A NO  
THROUGH LANE ON THE OUTSKIRTS OF  
THIS HIGHLY REGARDED VILLAGE

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1 GREEN LANE, LONGWORTH, OXFORDSHIRE  
OX13 5ED

Drawing room ♦ study ♦ impressive fully fitted kitchen/dining/  
family room ♦ utility/boot room ♦ master bedroom with en-suite  
shower room & personal balcony ♦ 3 further double bedrooms  
♦ family bathroom ♦ private driveway & parking including double  
garage ♦ front and rear gardens ♦ EPC rating = B

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**Situation**

Longworth is a pretty village lying 11 miles south west of Oxford in attractive open countryside. The village amenities include a primary school, a well reputed village pub, village hall and parish church dating from the 12th century. Day to day shopping and services can be found in Southmoor, Faringdon, Wantage, Abingdon, Oxford and Witney. There is an excellent choice of private and state schools in the area, both primary and secondary.

Inter-city trains run to Paddington from Didcot (about 40 minutes) and Oxford (about 1 hour). Both the A40/M40 and M4 motorways are easily accessible.

Green Lane itself is a small lane with just 3 properties within it.

Approximate distances - Abingdon c.8 miles, Oxford c. 11 miles, c. Witney c. 8 miles

**Directions**

From the Oxford ring road take the A420 towards Swindon. After approximately 10 miles, on reaching the second roundabout, turn right onto to A415 for Witney and then take the first left turn onto Appleton Road. Continue on to Hinton Road and Green Lane will be seen on the left.



### Description

1 Green Lane is an individually designed brand new house being sold with the benefit of a 10 year NHBC guarantee. It enjoys open views to the front across paddocks and private enclosed gardens to the rear which have been neatly laid with terracing and lawn.

Built to an exacting standard by local builders KNG Ltd, the property offers all the benefits of a traditional home combined with contemporary designed features.

Constructed of stone and brick elevations under a tiled roof with double glazed windows and doors, central heating and high insulation, the property offers spacious, light and airy, practical accommodation over two floors.

Of particular note is the kitchen/dining/family room comprehensively fitted with Siemens appliances and bi-fold doors opening up to the garden. The additional generous separate living room also has bi-fold doors to the garden and is fitted with a stylish inset jet master fireplace.

On the first floor is a large galleried landing serving four bedrooms and the family bathroom. The master bedroom offers the rare advantage of a useful personal covered balcony overlooking the rear garden, has an en suite shower room and fitted wardrobe.

The other bedrooms are also double and have fitted wardrobes.

Outside, the property is approached by a private driveway. There is ample parking to the front of the house for a number of vehicles and to the side of the property is an attached over-sized double garage with electrically operated roll over doors.

The landscaped gardens to the front and rear are predominantly laid to lawn and immediately to the rear of the house is a travertine terrace.

### Services

Mains water, drainage and electricity connected. Oil fired central heating (under floor to the ground floor and radiators to the first floor).

Photographs taken and brochure prepared May 2019

### Tenure:

Freehold

### Local Authority:

Vale of White Horse District Council

### Viewing:

Strictly by appointment with Savills

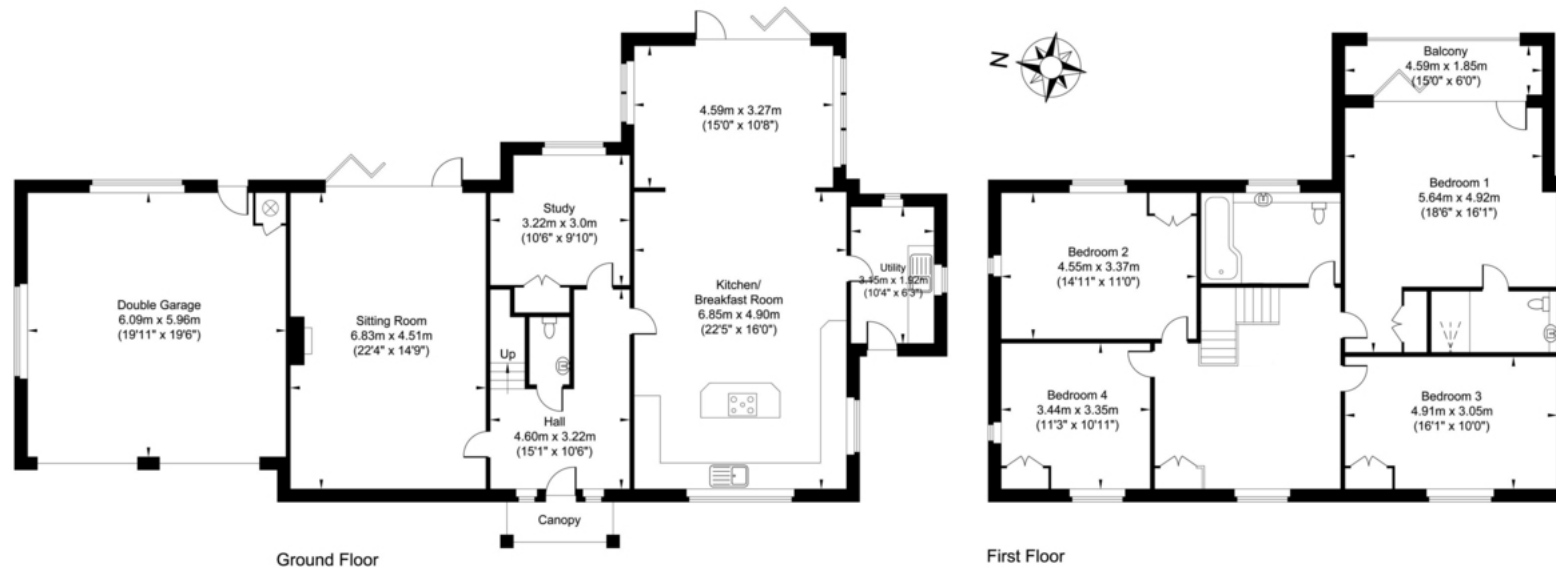


# **New House, 1 Green Lanes, Longworth OX13 5ED**

Main House Approx. Gross Internal Area:- 214.4 Sq.M 2308 Sq.Ft

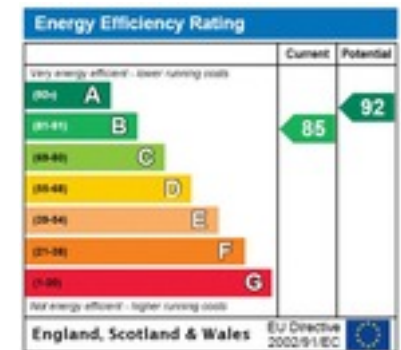
Garage Approx. Gross Internal Area:- 36.3 Sq.M 391 Sq.Ft

Total Approx. Gross Internal area:- 250.7 Sq.m 2699 Sq.Ft



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
--- Denotes restricted head height  
www.dmlphotography.co.uk

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