



## Family home with flexible accommodation

**Stable Cottage, Pinewoods Road, Longworth, Abingdon, Oxfordshire, OX13 5HH**

Freehold



4 reception rooms • kitchen/breakfast room • utility and cloakroom • 4/5 bedrooms (1 en suite) • 2 further bath/shower rooms • indoor swimming pool • 2 garages • in all about 0.75 acres

#### Local information

Stable Cottage is situated just outside Longworth a popular village with the Blue Boar public house, primary school, C12th church and numerous footpaths and bridleways stretching down to the Thames. Day to day shopping can be found in Southmoor, Faringdon, Wantage, Abingdon and Witney. There is an excellent choice of primary and secondary schools in the area, both state and private including the highly regarded schools in Oxford and Abingdon.

#### Directions

From Oxford take the A420 towards Swindon and, after two roundabouts, take the right turn off the dual carriageway onto Pinewoods Road. After a short distance turn right down a lane where the property will be found on the left after a short distance.

#### About this property

Accessed via a gated drive from the lane, Stable Cottage is an attached property that has a pleasing approach with its rose clad wall, pretty stone pond and ample parking. Dating from 1910 with later additions, the property now has generously proportioned accommodation that offers flexibility of use with delightful gardens. The well-appointed, contemporary kitchen with breakfast bar has appliances including a double oven, warming drawer, coffee machine, microwave, gas hob and dishwasher. The light filled sitting room leads directly off the kitchen with its wood burning stove and wood store beneath.

The oak framed hexagonal glazed garden room is a lovely room. Stairs lead to the landing where the principal bedroom can be found with its en suite bathroom, and further bedroom and shower room. Later additions to the house include the large games room, family room and indoor swimming pool. The pool can be covered to make additional entertainment space. Stairs off the games room leads to what is presently being used as ancillary self-contained accommodation. However, the kitchenette could be removed to create a further bedroom.

Outside, the large gardens are of particular note. They include a Julian Christian garden house, with power and gas installed, a summer house, two green houses, a fruit garden, vegetable and cutting garden, a bluebell wood with a variety of oaks.

Photographs and brochure prepared July 2020.

#### Services

Oil central heating. Mains water, electric and drainage connected. Gigaclear superfast broadband.

#### Tenure

Freehold

#### Local Authority

Vale of the White Horse.

#### Viewing

Strictly by appointment with Savills





Approximate Area = 320.0 sq m / 3444 sq ft  
Garages = 40.1 sq m / 432 sq ft  
Store = 11.0 sq m / 118 sq ft  
Total = 371.1 sq m / 3994 sq ft (Excluding Gazebo)  
Including Limited Use Area (8.8 sq m / 95 sq ft)  
For identification only. Not to scale.

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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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>		74
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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