



Two homes in one

Longworth House, Church Lane, Longworth, Oxfordshire, OX13 5DX

Freehold



Main house: Hall • 2 reception rooms • Kitchen/breakfast room • conservatory • 4 bedrooms • Family bathroom
 Attached guest house/annexe: Hall • Sitting room • Conservatory • Kitchen/breakfast room • Ground floor shower room • 3 bedrooms • Bathroom
 Detached annexe/home office • Timber garaging • Outbuildings

Approximate distances –

Oxford 11 miles
 Abingdon 8 miles
 Didcot Parkway 13 miles
 (London Paddington from 40 minutes)

Directions

From the Oxford ring road take the A420 to Swindon. On reaching the second roundabout (after approximately 10 miles) turn right as signed to Witney and then take the first left turning for Longworth. After one mile, take the first turning on the right into Cow Lane. Proceed through the village and then bear right into Church Lane and Longworth House will be found on the right hand side, shortly before the allotments.

Situation

Longworth is a pretty village situated about 11 miles south west of Oxford in attractive open countryside with walks to the River Thames. Village amenities include a primary school, Blue Boar 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.

The village is well located for an excellent choice of state and independent schools in the area.

Communication is good with A40/M40 and the M4 motorways reached via the A34 and Didcot Parkway (about 13 miles) with services to London Paddington from 42 mins.

Tenure

Freehold with vacant possession on completion.

Services

Mains water, electricity and drainage are connected.
 Oil fired boiler

Local Authority

Vale of White Horse District Council, Abbey House, Abingdon, Oxfordshire OX14 3JE. Tel 01235 520202.

Council tax

Band G

Brochure prepared and photographs taken May/June 2020





Description

Situated in a Conservation Area on a no through lane of the village, Longworth House was built in the 1970's with personal attention to detail by a master builder. Constructed of Cotswold stone beneath a pitch tiled roof the property has many character features including brick quoins, inset stone crests, reclaimed timbers and an impressive stone fireplace mantle in the sitting room with proportions fitting of a manor house.

Lived in by the same family since it was built as one large home, today Longworth House is split into two, with the main house and an 3 bedroom guest wing providing an income stream.

In need of some updating, the versatile accommodation is ideal for two generations living together and has huge potential to reconfigure and extend (subject to relevant planning) to recreate one single substantial home.

To the rear of the property there is a detached brick annexe/home office, a timber garage and outbuildings. The large gardens are flat and mainly laid to lawn, with an ornamental pond. There is gated off street parking for several vehicles.



Annexe



Annexe



Longworth House, Church Lane, Longworth, Oxfordshire, OX13 5DX
Gross internal area (approx) 297.7 sq m / 3204 sq ft
Including Limited Use Area (15.0 sq m / 161 sq ft)
Outbuilding 47.6 sq m / 512 sq ft
Garage 36.1 sq m / 389 sq ft
Total 381.4 sq m / 4105 sq ft



Longworth House – Energy Efficiency Rating		
	Current	Potential
Very energy efficient • lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient • higher running costs		
	12	44

Longworth House Cottage – Energy Efficiency Rating		
	Current	Potential
Very energy efficient • lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient • higher running costs		
	23	94

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