



# Charm and character in an attractive setting

Woodland Cottage, Pinewoods Road, Longworth, Oxfordshire, OX13 5HH

Freehold





Entrance hall • 4 reception rooms • kitchen/breakfast room • utility and laundry • 5 bedrooms • 3 bathrooms and shower room • cloakroom • parking • stabling and outbuilding • gardens

### Local Information

Woodland Cottage lies just outside Longworth, a popular village, with amenities including a primary school, The Blue Boar public house, village hall and 12th century parish church. Day to day shopping can be found in Southmoor, Wantage, Faringdon and Witney. The village is well located for an excellent choice of schools in the area and, for those wishing to enjoy the immediate surroundings, there are numerous footpaths and bridleways stretching down to the Thames.

### About this property

Dating back to 1910, Woodland Cottage is an appealing attached property which has been enhanced to create the unique and charming property that it is today. Many of the original features retained with later developments have been designed to reflect the original Edwardian architecture.

The house is set in attractive west facing gardens. It provides unique yet flexible accommodation, comprising of the original cottage enhanced in the 1980's and subsequent developments in the 1990's connecting it to existing Cotswold stone buildings creating a new wing. Woodland Cottage could suit as a large family home, or it could appeal to those wanting guest or multi generation accommodation, or those wanting good home working space.

The main part of the property has two reception rooms and an inviting kitchen/breakfast room. The garden room with its vaulted ceiling creates a lovely family room and provides a link to the newer wing of Woodland Cottage. On the first floor of the original house there are two good bedrooms, a study/bedroom and two bathrooms (one en-suite).

In the newer wing the lobby leads to a practical and attractive downstairs bedroom and shower room. Here you will also find the pantry and laundry/utility room. On the first floor there is an impressive open plan reception room with spiral staircase which leads to a mezzanine. There is a further bedroom and bathroom with a separate access and hallway, this part of the property could be used to generate additional income.

The well stocked west facing garden is to the front of the property. A large part is laid to lawn. Beds are stocked with perennials, roses and a variety of trees. There is a stable block, large outbuilding and bin store.

### Local Authority

Vale of the White Horse

### Services

Mains water, electricity and drainage. Propane gas heating.

### Tenure

Freehold







**Woodland Cottage, Pinewoods Road, Longworth, Oxfordshire, OX13 5HH**

**Approximate Area** 299.1 sq m / 3219 sq ft (Excluding Shed)

**Garage** 28.4 sq m / 306 sq ft

**Total** 327.5 sq m / 3525 sq ft

**Including Limited Use Area** (13.2 sq m / 142 sq ft)



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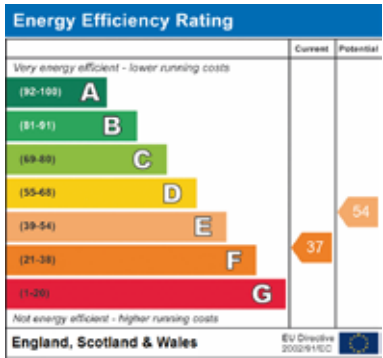
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