



Tucks Lane, Longworth, Oxfordshire

Carter Jonas

OLD FARMHOUSE, TUCKS LANE, LONGWORTH, OXFORDSHIRE OX13 5ET

Kitchen/breakfast room, Dining room, Sitting room, Study, Utility room, cloakroom, 4 bedrooms (1 en-suite), Shower room. Attic room. Annexe: Billiard room, kitchen/breakfast room, 1st floor sitting room/bedroom, 2 further bedrooms, bathroom. Walled gardens, swimming pool, outbuilding, summerhouse. Two garages. In all c. 0.35 acres.

SITUATION AND LOCATION

Longworth is a pretty village situated about 11 miles southwest of Oxford in attractive open countryside. Village amenities include pre and primary schools, public house, village hall and a parish church. Day to day shopping can be found in Abingdon, Faringdon and Witney. The village is well located for an excellent choice of state and independent schools in the area.

Communication is good with access to London and the west, the M40 and the M4 motorways being reached via the A34. Mainline rail at Didcot Parkway (about 13 miles) with services to London Paddington

DESCRIPTION

Believed to date from the early/mid 18th century with later additions, this most attractive Grade II Listed Cotswold stone former farmhouse is ideally situated within the highly sought after village of Longworth tucked away towards the end of a no through lane. Now in need of updating, the house benefits from an attached two storey annexe providing the flexibility to be used separately or incorporated at ground floor level into the accommodation of the main house. The property is complemented by a walled garden with a separate area designated to a disused swimming pool with stone built changing/pump room and a separate summerhouse. The property is approached via an in and out driveway at the front of the house with two garages approached from the road.

A GRADE II LISTED FORMER FARMHOUSE WITH AN ATTACHED TWO BEDROOM ANNEXE IN NEED OF UPDATING SET IN WALLED GARDENS TUCKED AWAY IN A NO-THROUGH ROAD IN THIS PREMIUM VILLAGE







Arranged over three floors, the property boasts an enormous amount of character with many period features throughout including window seats, fireplaces and many exposed beams. The ground floor provides a double aspect sitting room with an inglenook fireplace and views over the garden, a dining room with the attractive feature of a window seat and inglenook fireplace, kitchen/breakfast room, a study and a utility room. A rear hall with cloakroom and direct access to the garden, links the main house to the annexe. At first floor level are the principal bedroom with en-suite bathroom, two further bedrooms and a shower room, an attic bedroom is arranged on the second floor with a further attic room accessed via Bedroom 2.

The ground floor of the annexe provides a spacious reception room, currently housing a full sized billiard table, is ideal as a games room or additional sitting room, and a kitchenette with separate area provides an ideal kitchen/breakfast room. At first floor level is a spacious sitting room, a double bedroom, single bedroom and a bathroom.

Outside

The well-established walled garden lies to the side of the house and is divided into two areas by a stone wall with a gate giving access to the remainder of the garden and the swimming pool.

ADDITIONAL INFORMATION

Tenure Freehold

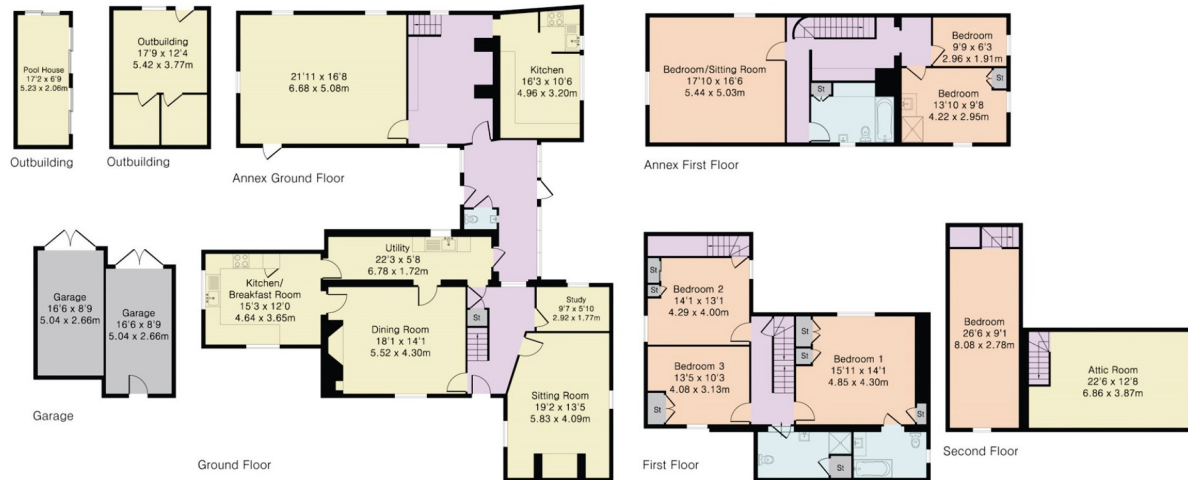
Viewing Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444



Services: Oil fired central heating.
Council Tax: Band H
Local Authority: Vale of White Horse District Council



Approximate Gross Internal Area 4701 sq ft – 437 sq m
 Ground Floor Area 1171 sq ft – 109 sq m
 First Floor Area 824 sq ft – 77 sq m
 Second Floor Area 544 sq ft – 51 sq m
 Annex Ground Floor Area 757 sq ft – 70 sq m
 Annex First Floor Area 777 sq ft – 72 sq m
 Outbuilding Area 336 sq ft – 31 sq m
 Garage Area 292 sq ft – 27 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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