

Elm Cottage

Longworth





Elm Cottage

Longworth, OX13 5HL

A picture-perfect country cottage, in part dating back to the 17th century, bursting with character and period features. Having been tastefully extended and improved in the '90s and early 2000s, Elm Cottage offers an elegant mix of old and new, coupled with quirkiness and practicality.

Stunning Detached Cottage • Bursting With Period Features and Character
Four Bedrooms • Five Reception Rooms • Two Bathrooms & Downstairs w/c
Stunning Newly Refurbished Private Annex (currently under construction)
Gated Driveway with Plenty of Off-Street Parking • Beautiful Landscaped Gardens
Garage

Description

A picture-perfect country cottage, in part dating back to the 17th century, bursting with character and period features. Having been tastefully extended and improved in the '90s and early 2000s, Elm Cottage offers The cottage is approached via a paved footpath across the manicured lawn

from a gated tarmac driveway with ample off-street parking. A modern porch opens into the beautiful country kitchen with blackened beams, exposed stone wall, bespoke oak cupboards and shelves, and a Belfast sink. From here, a barn-style door gives access to the utility room/cloakroom.

with additional oak cupboards and a second Belfast sink. The sitting room is found to the right of the kitchen, also with original blackened beams and a classic combination of rendered and exposed stone walls that perfectly compliment the stunning Inglenook fireplace, now home to a wood burner for those cosy winter evenings. The most recent additions to the cottage are the Well Room and the Garden Room, both of which are accessed from the sitting room. The Well Room is a conservatory style, light and airy space, with a vaulted ceiling and door to the garden, and as the name suggests, houses the unusual feature of a glass-covered decommissioned well in the floor. Currently used for formal dining, the Garden Room is also bathed in light, and boasts modern oak beams and a second wood burning stove. Another reception room completes the ground floor. Originally added in the '90s as the dining room, this is now used as a second sitting room, but would lend itself to a multitude of purposes to suit individual requirements. A doorway in the corner leads to the stairs, and up to the landing, both of which are lit by the clever use of Velux windows, as are all four bedrooms. Solid barn-style doors and more blackened beams maintain the cottage character on the first floor, yet blend well with the modern ceiling spotlights and reflective surfaces of the luxurious fittings in the family bathroom and ensuite, both of which boast a bath and separate shower cubicle. The master bedroom provides the added benefit of built-in wardrobes, with an attractive double-eaves window, and exposed sections of the original stone walls.

Outside, the cottage sits in well-maintained landscaped gardens including a patio, a raised decking area complete with pergola, a number of log stores, and the formal lawn protected by mature shrubs and trees. There is also a detached garage and private access annex which is currently being re-furbished to a high standard throughout with a completion date of circa end of Feb 2023. The annex benefits from a newly fitted kitchen/









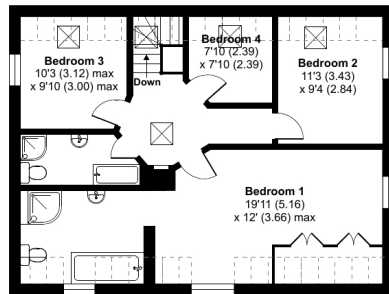
Elm Cottage

Springhill, Longworth, Abingdon, OX13

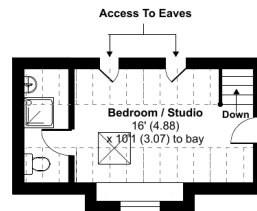
Approximate Area = 1633 sq ft / 151.7 sq m
 Limited Use Area(s) = 246 sq ft / 22.9 sq m
 Garage(s) = 491 sq ft / 45.6 sq m
 Total = 2370 sq ft / 220.2 sq m
 For identification only - Not to scale



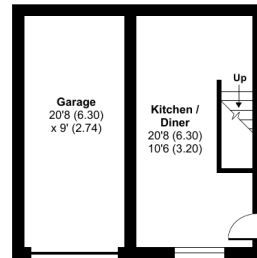
Denotes restricted head height



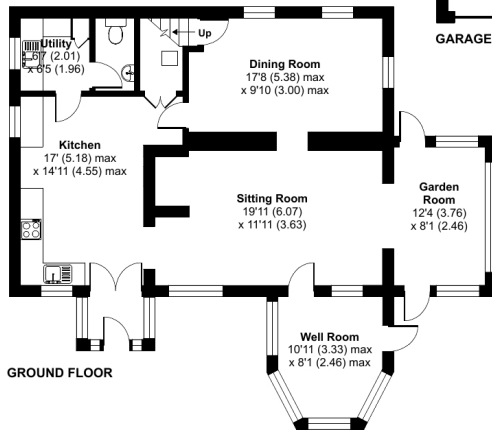
FIRST FLOOR



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



GROUND FLOOR



diner with oak beams and double bedroom with dormer window complete with its own natural stone tiled bathroom, offering yet more flexibility for guest accommodation, home office or income from letting out.

Location

The village of Southmoor has a number of shops including post office and cafe as well as a village hall, tennis club and bowls club. This expanding village is definitely worth considering especially with its nearby access to the A420 that runs from Oxford to Swindon making commuting an easy option. The area offers an excellent village pub with many people visiting from neighbouring towns just for the food on offer.

Viewing Info

By appointment only please.



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Waymark Property. REF: 668091

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