



Hughes Crescent, Longcot  
Oxfordshire, Offers in Excess of £325,000

Waymark

# Hughes Crescent, Longcot SN7 7SU

Oxfordshire

Freehold

**Chain Free | Refurbished & Modernised Throughout | Semi-Detached House | Three Spacious And Light Bedrooms | Three Reception Rooms Including Newly Fitted Kitchen/Breakfast Room | Newly Fitted Modern Bathroom | Spacious Driveway Providing Plenty Of Parking | Private Rear Garden Complete With Large Workshop/Shed | Popular And Sought After Village Location**

## Description

A fantastic opportunity to purchase this newly refurbished three bedroom semi-detached family home which is located in an established location in the popular village of Longcot. The property is walking distance to both the well regarded primary school and village public house The King And Queen. The property also benefits from three spacious and light bedrooms, three reception rooms, driveway parking, private garden and workshop.

The property is offered to the market chain free and comprises; Entrance porch, entrance hall with built-in storage, newly fitted kitchen/breakfast room with access to garden, spacious sitting room, conservatory, landing, newly fitted modern bathroom, and three light and airy bedrooms. There is also a loft room complete with velux windows which would make a perfect hobby room.

The property has been refurbished throughout, including but not limited to; Re-plastering and decorating, new flooring, new kitchen and new bathroom as well as some newly installed upvc double glazed windows.

Externally there is a large gravelled driveway which provides off-street parking for circa five vehicles. The rear garden is private and is easy to maintain as it is laid to paved patio which is perfect for outside dining and entertaining. The garden also benefits from a large workshop/storage shed which is 11 x 17 ft.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating and modern upvc double glazing throughout. This property must be viewed to be fully appreciated.

## Location

Longcot itself is a peaceful village nestling in the Vale of the White Horse. The village offers an outstanding primary school, a picturesque 13th century church and the popular King & Queen pub & restaurant. Further amenities can be found in nearby Shrivenham (3 miles), Faringdon (4 miles,) Swindon (10 miles) and Oxford (22 miles). Travel links are excellent with access to Swindon and the M4 to the West, or Oxford and the A34/M40 to the East. Regular rail links from Swindon and Oxford to London take just under 1 hour and Bristol just 45 minutes.

## Viewing Information

By appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: C

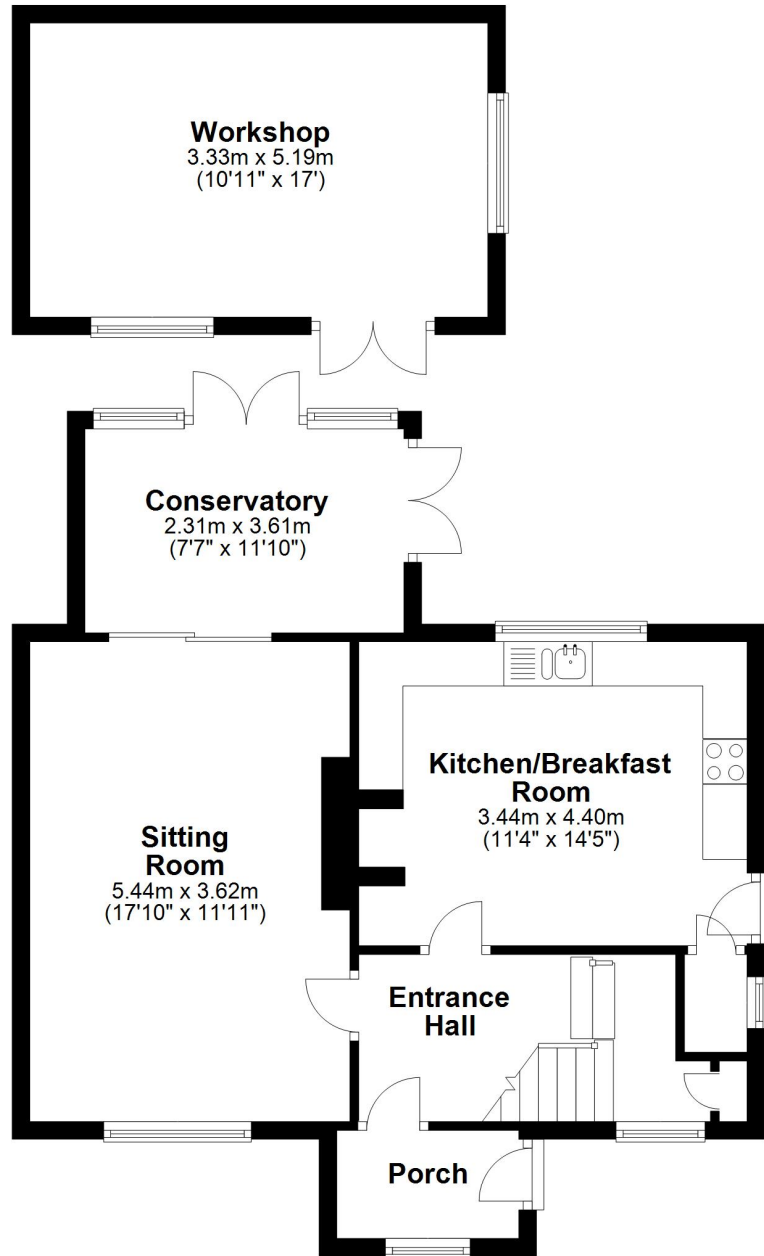


**Waymark**  
**Faringdon Office**

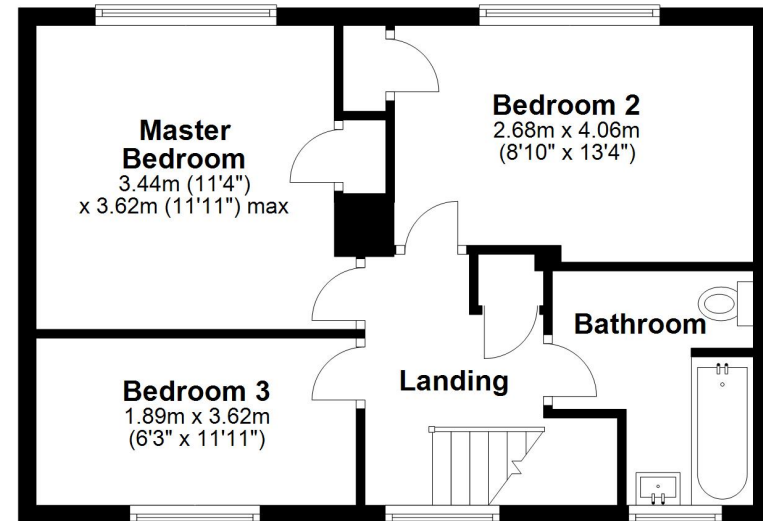
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

**Ground Floor**  
Approx. 72.9 sq. metres (784.5 sq. feet)



**First Floor**  
Approx. 44.2 sq. metres (475.3 sq. feet)



**Total area: approx. 117.0 sq. metres (1259.8 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

