



School Close, Longworth  
Oxfordshire, Guide Price £365,000

Waymark

# School Close, Abingdon OX13 5EU

Oxfordshire

Freehold

**Well Presented Three Bedroom Semi-Detached Home | Spacious Living/Dining Room & Modern Fitted Kitchen | Generous Bedrooms With Built-in Wardrobes To The Master | Well Tended & Landscaped Rear Garden | Ample Driveway Parking | Beautiful Longworth Village Location | Viewing Highly Recommended!**

## Description

Situated in the beautiful Oxfordshire village of Longworth, is this well presented three bedroom semi-detached family home with an enclosed rear garden and ample driveway parking.

On entering the property through the porch, the entrance hall gives access to the cloakroom, spacious, dual aspect living/dining room with feature wood burner and 'French' doors leading onto the well-tended garden. Completing the ground floor accommodation is the modern re-fitted kitchen which is complete with a range of wall and floor mounted cabinets and useful larder. The first floor consists of a landing, family bathroom and three bedrooms with built-in wardrobes to the master bedroom.

Externally there is a landscaped and well-tended rear garden boasting a large patio area which is perfect for outside dining and entertaining, central lawn area bordered by flower and shrubs and additional patio area to the rear with hard standing for a shed. To the front you will find a driveway providing ample off road parking for 2/3 cars. Additionally, attached to the side of the property is the useful workshop area.

The property is freehold and is connected to mains electricity, water and drainage. There is uPVC double glazing and electric heating.

## Location

Longworth is a desirable village lying approximately 12 miles to the west of Oxford in attractive open countryside. The village amenities include an Outstanding Ofsted rated primary school, a thriving village pub, 12th Century parish church and a village hall. More comprehensive choice of amenities and services can be found in Wantage, Abingdon, Faringdon and Witney.

## Viewing Information

By appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



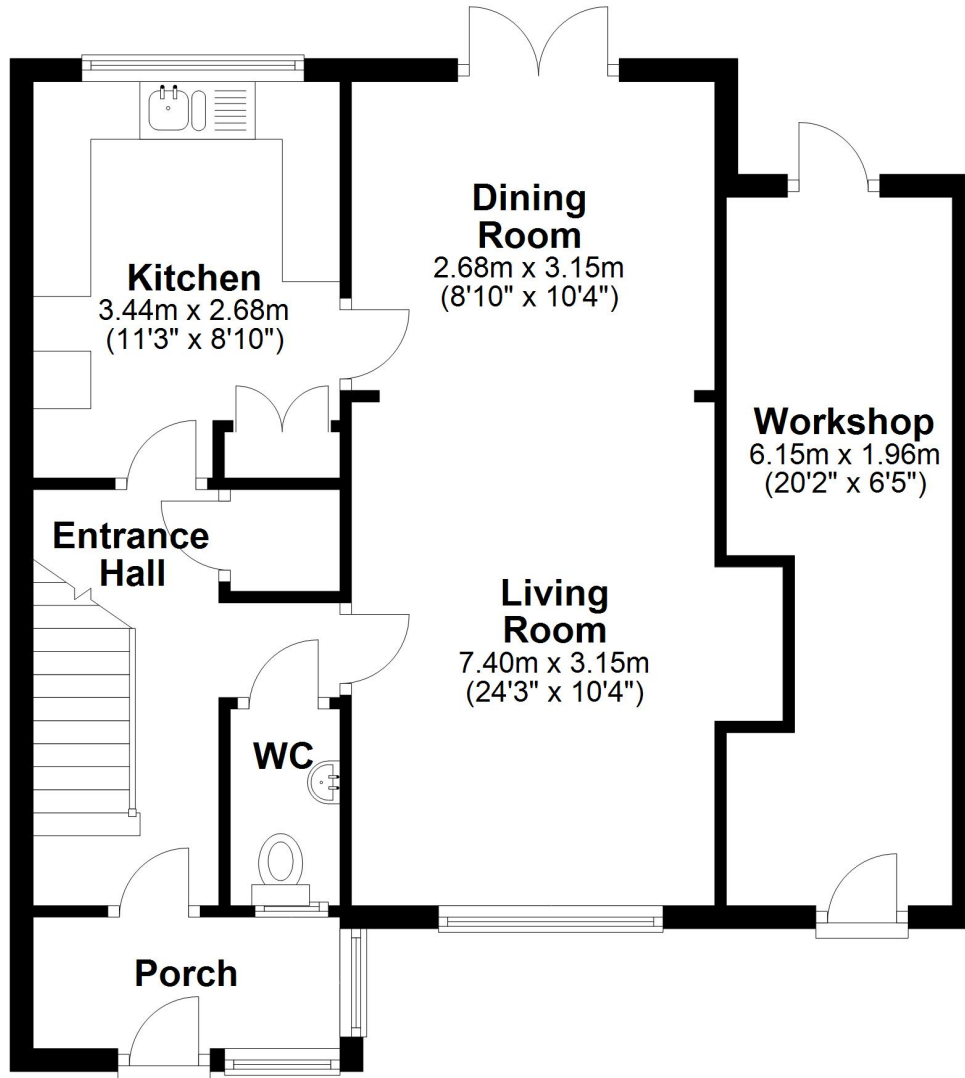
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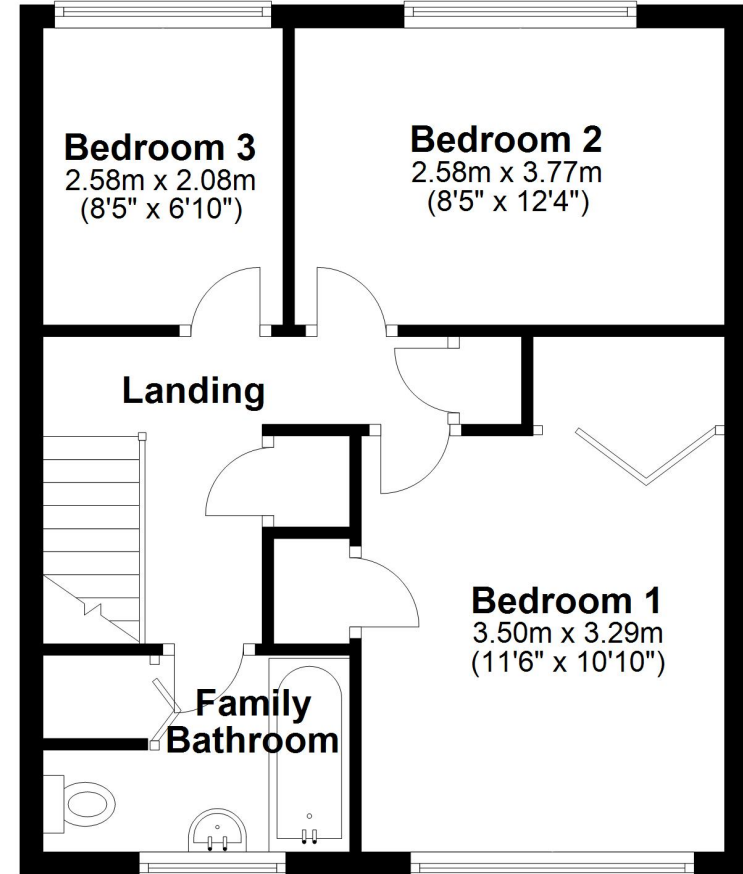
## Ground Floor

Approx. 65.1 sq. metres (700.3 sq. feet)



## First Floor

Approx. 42.8 sq. metres (460.6 sq. feet)



Total area: approx. 107.8 sq. metres (1160.9 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.

