



Longworth Road
CHARNEY BASSETT, OX12

150 Years
JOHN D WOOD & CO
London, Country & International Property

Longworth Road

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The welcoming ground floor comprises a spacious reception hall, the principal reception rooms are arranged to either side, with the sitting room and one of the family rooms to the left, while the extended kitchen lies directly ahead. The kitchen has been thoughtfully designed, complemented by quartz composite stone work surfaces and a comprehensive selection of Miele appliances. Of particular note is the dual-aspect wood-burning stove, which creates a wonderful focal point and serves both the kitchen and adjoining family room. Full-width bi-fold doors open onto the rear terrace. A study is conveniently positioned nearby, together with a useful utility room and practical boot room.

The first floor accommodation comprises four generously proportioned bedrooms. The principal bedroom suite incorporates a private dressing room, luxurious en-suite bathroom and access to its own balcony with far reaching views. The guest bedroom also benefits from an en-suite bathroom and private balcony. Two further double bedrooms are served by a stylish family bathroom. The fifth bedroom, accessed via the garage, provides a wonderfully generous additional space, with an en-suite bathroom. The room also benefits from its own private external entrance.

The property occupies a generous plot of approximately 0.54 of an acre, with beautifully landscaped gardens. To the front and side, there is extensive off-street parking leading to a substantial triple garage, incorporating a workshop and EV charging point. A raised pavilion with Jacuzzi spa creates a superb area for relaxation.









Location

Coral Oaks is situated in the heart of the attractive, rural, yet well positioned village of Charney Bassett, which is approximately 13 miles southwest of Oxford.

The village comprises mostly period properties, as well as a parish church, public house, village hall, playground, playing field and an attractive village green.

Communications are excellent, with access to Didcot Parkway Station, with a regular service to London Paddington in approximately 40 minutes. Junction 13 of the M4 is reached via the A34 or cross country through Lambourn.

Day to day shopping and other facilities can be found in the market towns of Wantage, Faringdon, Abingdon and Witney.

There is also good access to the excellent range of schools in both Oxford and Abingdon as well as St Hugh's Preparatory School (4 miles).

Directions

From Oxford proceed west from the Botley A34 interchange along the A420 towards Swindon passing the villages of Cumnor, Besselsleigh and Tubney.

At the roundabout with the A415 take the 2nd exit continuing on the A420.

Take the next left off the A420 onto Charney Road. Head into the village and the property can be found on the right hand side shortly before the Buckland Road turning.

£1,750,000
Subject to Contract

Local Authority: Oxfordshire County Council

Council Tax Band: G

Tenure: Freehold

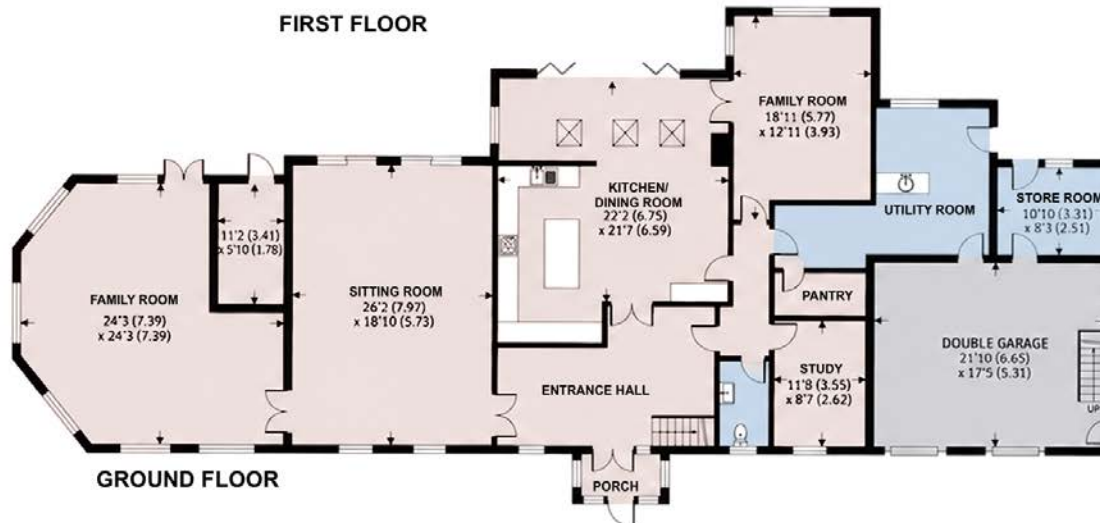
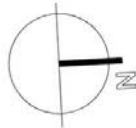
Reference: OXF260313

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	62 D
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area:
3,780 sq ft / 351.1 sqm

APPROXIMATE AREA = 3780 SQ FT / 351.1 SQ M
 GARAGES = 2192 SQ FT / 203.6 SQ M
 OUTBUILDINGS = 65 SQ FT / 6 SQ M
 TOTAL = 6037 SQ FT / 560.7 SQ M

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
 HEGMEDIA.CO.UK



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