



Hollycote House, Longworth, Abingdon, OX13 5EP

Guide Price £1,300,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





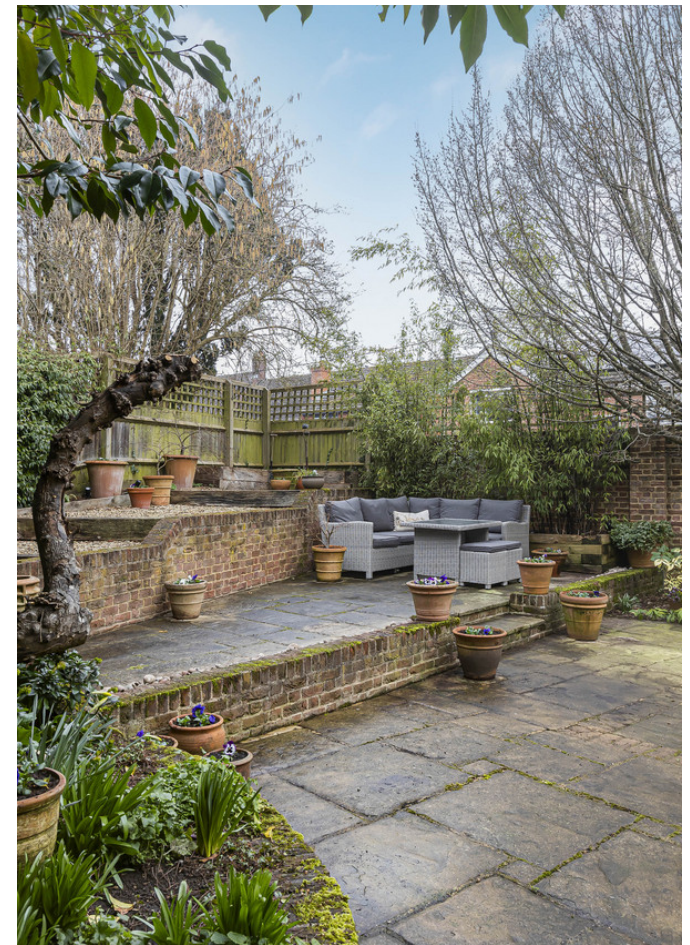
The Property

Hollycote House is a stunning 2400 sq ft five bedroom property full of charm, situated in the heart of the picturesque village of Longworth with the benefit of no onward chain.

This unique property was designed by a local architect in the 1960's which has been extended to create the current family home offering an abundance of natural light throughout. The ground floor comprises beautiful wooden porch, generous entrance hall, sitting room with fireplace and built in storage. The dual aspect drawing room with underfloor heating has a stone fireplace with woodburner and French doors leading into the garden. The spacious kitchen / dining / family room is at the heart of the property providing a generous space for family living / entertaining with underfloor heating, triple aspect windows and French doors leading to the garden. The kitchen has a range of eye and base level units with appliances including range cooker, Miele dishwasher, built in microwave and fridge. Off the kitchen is a utility room, rear lobby / boot room with door into the garden and cloakroom.

The first floor landing with velux window leads to all five bedrooms. The master bedroom has beams, vaulted ceiling, an Oriel window with an extensive range of built in storage and ensuite bathroom with underfloor heating. Bedroom two also has an Oriel window, built in wardrobes and ensuite shower room. There are three further double bedrooms with built-in storage and a family bathroom with underfloor heating.

To the front of the property is a gated entrance with large gravel driveway for multiple vehicles. There is a carport with eaves storage, workshop, log store, storage shed and side access gate to the rear garden. The private rear garden is low maintenance and is mainly paved with a raised patio area perfect for outdoor dining and garden lighting complements the attractive flower and shrub borders.



Key Features

- Detached five bedroom property
- Drawing room with wood burning stove
- End of chain
- Stunning open plan kitchen / dining / family room
- Two ensuites and family bathroom
- Sitting room / study
- Private low maintenance garden
- Carport with ample driveway parking
- Utility / boot room
- Council tax band: F, EPC rating: D



The Location

Longworth village sits on the Golden Ridge which rises between the River Thames and the Vale of White Horse with views towards the Thames and Harrowdown Hill. Within the village is a much sought after primary school and a renowned public house The Blue Boar. The nearby villages of Southmoor and Kingston Bagpuize offer a number of amenities serving day to day life including a Post Office, two Coop's, One Stop shop and pizza takeaway. Farmoor reservoir and Stanton Harcourt Lakes are both sailing venues; there are lovely opportunities to walk along the Thames path and the glorious countryside walks on the doorstep. Oxford (12.6 miles) is easily reached via the A420 and Abingdon (8 miles) is close at hand from the A415.

In addition to the local primary there is also an excellent selection of private schools such as St Hugh's at Carswell Manor, Radley College, Abingdon School, St Helens & St Katherines, and Cokethorpe. There is a superb range of local sports facilities including Frilford Heath golf course.

Great links via the A420 giving access to the M40 and M4. Didcot parkway is 14 miles away with a direct link to London Paddington in circa. 40 minutes. Further shopping leisure and recreational facilities can be found in local market towns of Abingdon, Faringdon and Witney.



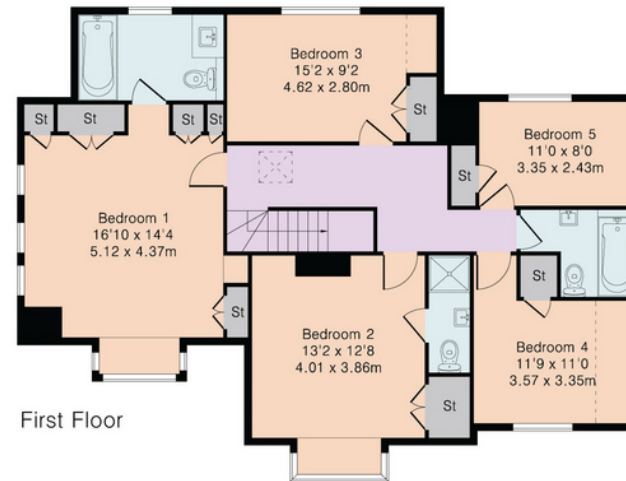
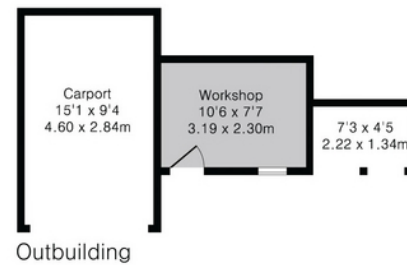
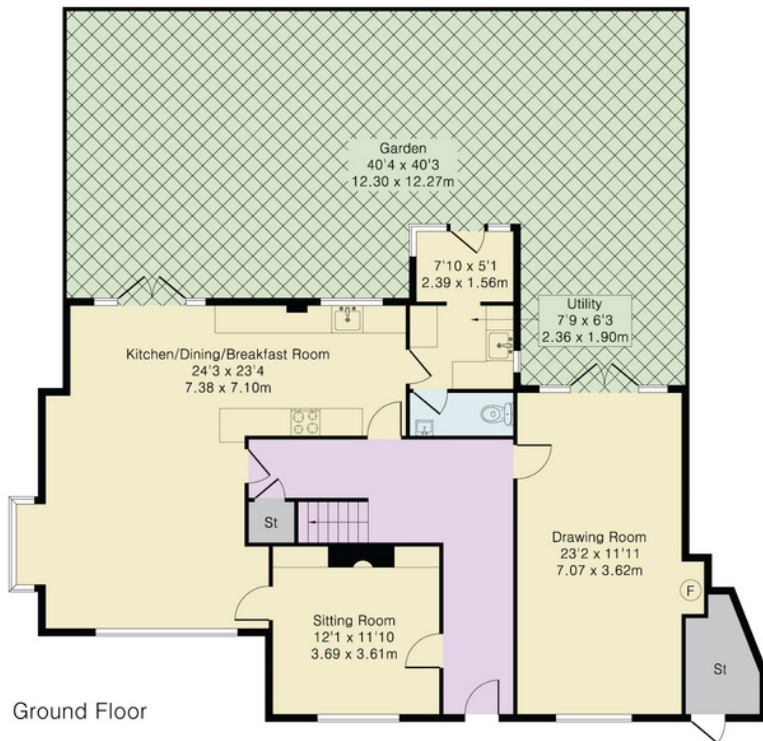
Some material information to note: Freehold property. LPG central heating. Mains water, mains electrics and mains drains. The property has driveway parking and carport. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with the majority of providers. The government portal generally highlights this as a very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.

Approximate Gross Internal Area 2469 sq ft - 229 sq m

Ground Floor Area 1259 sq ft – 117 sq m

First Floor Area 1131 sq ft – 105 sq m

Outbuilding Area 79 sq ft – 7 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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