



THOMAS  
MERRIFIELD  
SALES LETTINGS

Poppyfields  
Tucks Lane, Longworth, OX13 5ET

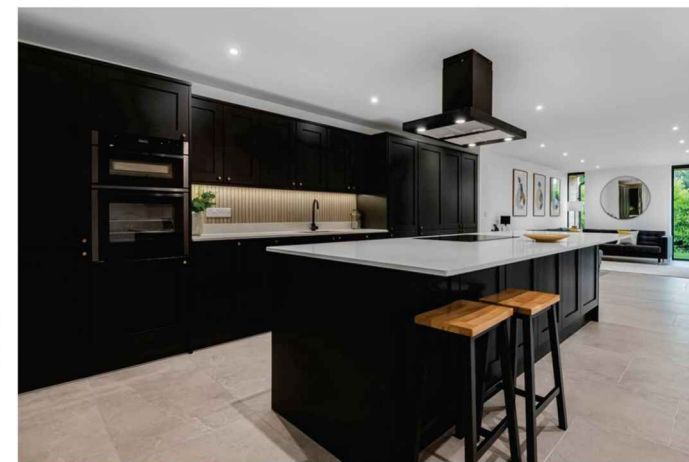


## Poppyfields Tucks Lane, Longworth, OX13 5ET

Situated in the heart of this popular village a recently completed new home with light and spacious accommodation of approximately 2092 sqft.

- Large entrance hall with vaulted ceiling.
- Beautifully appointed kitchen
- Open plan living room/ dining area
- Utility room
- Ground floor bedroom or office with en-suite
- Master bedroom with en-suite bathroom
- Two further double bedrooms & family bathroom
- Air source heating, underfloor on the ground floor
- No onward chain
- EPC Rating: B. Council Tax: G

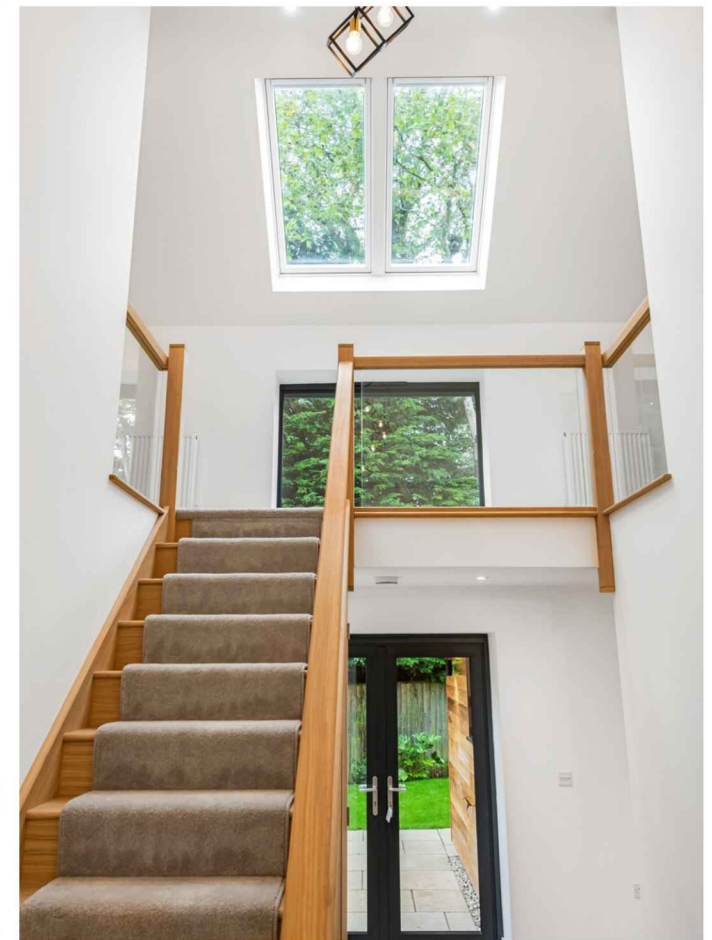
Completed in 2023 this attractive family home has been thoughtfully designed in a modern style yet harmonises with period properties around it. Entering the property via the spacious hall with its vaulted ceiling and floor to ceiling windows there is an immediate sense of space and light. This carries through to the open plan living/ kitchen area which is comprehensively fitted with a range of units and appliances. The ground floor accommodation is particularly versatile with a fourth bedroom or office that has an en-suite shower room. Across the first floor are three good size bedrooms with the large master bedroom en-suite and family bathroom fitted in a contemporary style. There is ample off street parking and space for a garage (subject to planning).



**Guide Price £995,000 freehold**

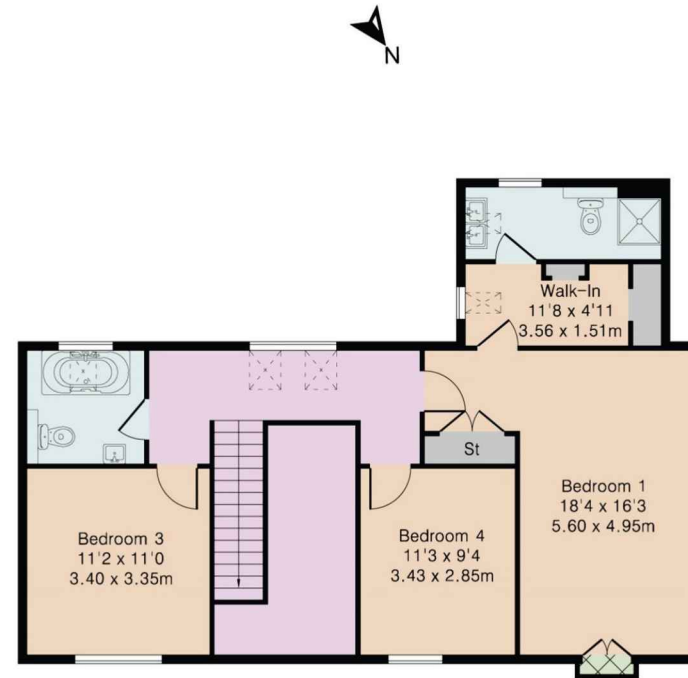


Longworth village sits on the Golden Ridge which rises between the River Thames and the Vale of White Horse with views towards the Thames and Harrowdown Hill. The nearby villages of Southmoor and Kinston Bagpuize offer a number of amenities serving day to day life including a Post Office, Coop and One Stop shop. Farmoor reservoir and Stanton Harcourt Lakes are both sailing venues; there are lovely opportunities to walk along the Thames the Ridgeway path and explore the charming villages in the Vale of White Horse. Oxford is easily reached via the A420 and Abingdon is close at hand from the A415. According to Ofcom, Superfast and Ultrafast broadband are available and you are likely to have good mobile data outdoors but limited indoors.





Approximate Gross Internal Area 2092 sq ft – 194 sq m  
 Ground Floor Area 1237 sq ft – 115 sq m  
 First Floor Area 855 sq ft – 79 sq m



First Floor