



Flat 1 Kings Lane, Longcot Faringdon SN7 7SS

welcome to

Flat 1 Kings Lane, Longcot Faringdon

****1324 sqft!**** ***DOUBLE GARAGE - DRIVE FOR 4 - HUGE PRIVATE GARDENS*** Allen & Harris are pleased to offer this charming Edwardian ground floor maisonette comprising part of this former vicarage dating back to the Georgian and Victorian times. Peacefully situated with open countryside to rear!



Entrance Door

Solid door with glazed panes above to

Entrance Hall

14ft long entrance hall with 9'10" high ceiling. Radiator. Doors providing access to kitchen/diner, utility/boot room and utility room.

Utility/boot Room

8' x 7' 4" (2.44m x 2.24m)

Floor mounted storage. Worksurface with inset sink unit. Wall mounted boiler. Access to shower room. Space and plumbing for automatic washing machine and tumble dryer

Shower Room

8' 6" max x 6' 4" (2.59m max x 1.93m)

Shower cubicle, W.c. Airing cupboard housing pressured water tank.

Kitchen/diner

14' 9" x 12' 1" (4.50m x 3.68m)

9' 10" high ceiling. Sash window to front. Matching range of Continental style base units including wood effect laminate worktops, tiled splashbacks and inset one and a half bowl sink unit, incorporating a Flavel seven ring gas/electric Range cooker including two ovens, one grill and warming drawer, plumbing for automatic dishwasher, radiator. Door to rear porch.

Rear Porch

6' 2" x 4' 11" (1.88m x 1.50m)

Double glazed door and window to rear garden. Door to kitchen/diner.

Living Room

9' 7" high ceiling. Feature fireplace incorporating gas coal effect fire, inset marble effect surround and hearth and carved wood surround and mantel, dado rail, two radiators, ceiling coving, three double glazed and paned doors to the garden including shutters. Door to inner hallway.

Inner Hallway

Doors to both bedrooms and bathroom. Door to storage cupboard. Shelving and fitted desk/study area.

Bedroom 1

15' 6" x 11' 11" max (4.72m x 3.63m max)

9' 7" high ceiling. Feature floor to ceiling window/door to side garden with outside + indoor shutters. Radiator. Ample fitted storage cupboards with sliding doors.

Bedroom 2

17' 1" max x 14' (5.21m max x 4.27m)

open fireplace with beam over and stone chimney breast, door to built in wardrobe, two arched recesses including shelving, two radiators. four wall lights, two wall mounted uplighters, exposed beams and double glazed and paned French doors to the side garden.

Bathroom

8' 6" x 6' 7" (2.59m x 2.01m)

9' 7" high ceiling. Double glazed window. Jetted bath tub with shower over. Wash hand basin. w.c. tiled floor and splashbacks.

Gardens

This west facing generous sized garden extends to the side of the property is mainly laid to lawn and includes mature flower and shrub beds with hedging and trees forming the boundaries. An outside light is attached to the rear wall of the property. Double timber pedestrian gates are situated to the side of this garden and a timber gate to the rear access with a personal door leading to the detached double garage.

N.B. To the rear of this garage is a gravelled area providing access to the additional communal garden. This, well-tended, private garden is laid to lawn and includes mature trees.

Summer House

11' 2" x 9' 5" (3.40m x 2.87m)

Power and light. Doors to front.

Double Garage & Driveway

24' x 21' 7" (7.32m x 6.58m)

This garage includes light and power and ample storage space and to one side is a useful workshop with two attic rooms above. Double up and over doors lead to the tarmac driveway providing designated parking for 4 vehicles. Adjacent visitors parking is included in the walled in courtyard.



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welcome to

Flat 1 Kings Lane, Longcot Faringdon

- **1324 sqft** Double Garage with Room Above + Driveway for 4
- HUGE Private enclosed Rear/Side Garden with Outdoor Living Space
- Entrance Hall, Large Living room with Feature Bay
- Kitchen, Utility Room, Shower Room + Further Bathroom
- 2 Large Bedrooms, Inner Hallway/Study

Tenure: Leasehold EPC Rating: D

guide price

£450,000



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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
HWT105405 - 0006

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Please note the marker reflects the postcode not the actual property

 allen & harris



01793 762407



Highworth@allenandharris.co.uk



40A High Street, HIGHWORTH, Wiltshire, SN6 7AQ



allenandharris.co.uk