



Langston House Station Road, Kingham Chipping Norton OX7 6UP



welcome to

Langston House Station Road, Kingham Chipping Norton

Period detached four bedroom family home that has been extended, separate annex to rear, mature lawned gardens, private courtyard and ample off-road parking



Impressive detached family home with separate annex ideally located on the fringes of the popular Cotswold village of Kingham offering pretty countryside views. The generously proportioned accommodation is accessed via the front porch which leads to a stunning reception hallway with vaulted ceiling and split level timber staircase which rises to the first floor. Double doors open to a dual aspect drawing room/study with a large dual aspect sitting room opposite. An internal hallway leads past a cloakroom and utility room on a lovely light and airy kitchen which has open plan styling to a dining room and rear porch. Upstairs there is a family bathroom and four double bedrooms, one of which is galleried and overlooks the reception hallway below, whilst the master has a full en-suite bathroom,

A private rear courtyard is found to the rear and provides access to a separate annex with living room and bedroom above, whilst to the side a large storage room leads though to the delightful lawned rear garden which is enclosed by a mix of mature hedging, trees and fencing. There is ample off-road parking with a horseshoe shaped driveway to the front and a five bar gate leading to a further driveway and giving access to the rear courtyard.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Sitting Room

16' 4" x 16' 2" (4.98m x 4.93m)

Kitchen

16' 3" x 13' (4.95m x 3.96m)

Dining Room

14' 2" x 13' 3" (4.32m x 4.04m)



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Period detached family home with separate annex
- Four bedrooms with en-suite to master

Tenure: Freehold EPC Rating: G

guide price

£800,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WIT105723 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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