

Longcot House

Longcot, Oxfordshire



TO LET

A substantial Grade II listed family house, located on the edge of the village, with views over the beautiful gardens and countryside beyond

Accommodation

5 Reception Rooms • Kitchen/Breakfast Room • Utility/Boot Room • Strong Room • Coal Cellar • 2 Cloakrooms

First Floor: Master Suite • 4/5 further double Bedrooms • 3 Bath/Shower Rooms

Annexe: Stone building converted to a Gym/Home Office with Mezzanine Floor
Enclosed Gardens • Garden Store • 3 Bay Car Port • Shared Parking in the Courtyard

Description

Longcot House dates back to the early 1700's and benefits well-proportioned and adaptable entertaining spaces as well as 5 / 6 bedrooms on the first floor. The property has been sympathetically upgraded over the years, however does retain many original features, including high ceilings, panelled walls and the impressive, Listed staircase in the main reception hall. Longcot is a small village, nestled in the picturesque Oxfordshire countryside, between Faringdon and Watchfield. Sitting in the Vale of White Horse, the village has superb views to the Uffington White Horse on the downs in the distance.



Situation & Amenities

Shrivenham 3 miles • Faringdon 4 miles • Swindon 10 miles • Oxford 22 miles
(all distances approximate)

Schools

Longcot is positioned between Pinewood Preparatory (4 miles) and St. Hugh's (5.3 miles) with many other independent schools within a 45-minute drive.

Shops & Recreational

Local shopping can be found in nearby Shrivenham and Faringdon, with a wider and more extensive shopping and recreational amenities found in Swindon and Oxford.

Pubs

King & Queen Public House & Restaurant 0.5 miles
The Woodman Inn, Fernham 1.4 miles

Travel links

Regular rail links from Swindon to London in approximately 1 hour and Bristol 45 minutes. Road links are excellent with the A420 giving commuter access to Swindon and the M4 West, or Oxford and the A34/M40 to the East.



Fixtures and Fittings

Available to let **Unfurnished**. Gas Aga, Integral 2 burner gas hob and combi oven and microwave. Space for dishwasher, washing machine and a freestanding American style fridge freezer.

There are woodburning stoves or open fires in each of the main reception rooms (2 woodburners are fitted either end of the in the Dining Hall).

(Please note any items shown in marketing material or during a viewing are subject to change prior to a tenancy commencing).

Services

Mains Water

Mains Electricity

Mains Drainage

Mains Gas Central Heating



Telephone and broadband availability subject to individual packages and BT transfer regulations. Both phone and broadband accessibility can be checked online via; checker.ofcom.org.uk.

Outgoings

The tenant(s) will be responsible for all outgoing and running costs during the tenancy, to include Council Tax and 5 weeks rent as security deposit.

Vale of White Horse District Council – Tel: 01235 422422. Council Tax Band H

Viewings Strictly by appointment - Tel: 01993 822325

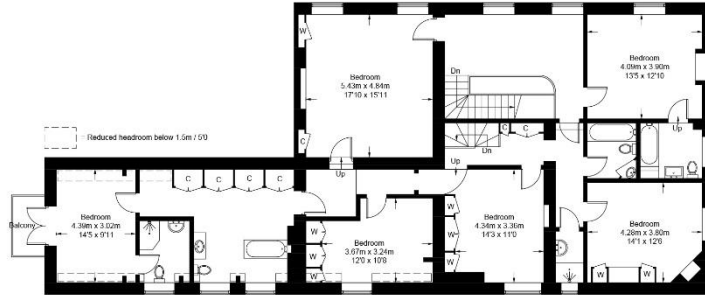
Directions SN7 7TF

From Faringdon, travel on the A420 towards Swindon and after approximately 1 mile, turn left signed to Fernham. Continue into the village of Fernham and at the junction, turn right signed to Longcot 1.5 miles. After approximately 1.5 miles, on entering the village of Longcot, take the first right turn into Mallins Lane. The sweeping driveway for Longcot House will then be found on the right hand side after a pair of semi-detached cottages on the right. Parking will be found straight ahead in front of the 3 bay car port.

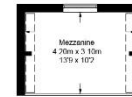
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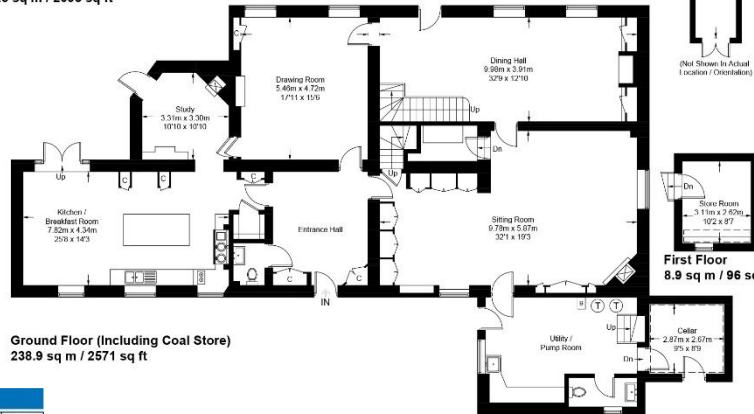
Longcot House, Mallins Lane, Longcot, SN7 7TF



First Floor
194.5 sq m / 2093 sq ft



Mezzanine Floor
13.0 sq m / 140 sq ft

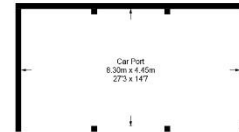


Ground Floor (Including Coal Store)
238.9 sq m / 2571 sq ft

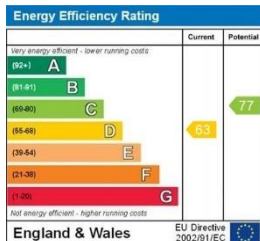


(Not Shown in Actual Location / Orientation)

First Floor
8.9 sq m / 96 sq ft



(Not Shown in Actual Location / Orientation)



Approximate Gross Internal Area
 Main House = 442.3 sq m / 4760 sq ft
 Studio / Office with Mezzanine = 48.5 sq m / 522 sq ft
 Car Port = 36.9 sq m / 397 sq ft
 Shed = 12.5 sq m / 134 sq ft
 Total = 540.2 sq m / 5813 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1247846)



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