

2 The Gardens

Langford, Oxfordshire GL7 3LW

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A period stone built cottage set in the most attractive and idyllic village of Langford. The property is positioned in a quietly tucked away location and has space for a car and a garden to the front with lawn and patio. The characterful accommodation includes an entrance hall, living room with fireplace, a lovely fitted kitchen/dining room with integrated appliances and a peninsular breakfast bar, plus space for a good size table. The first floor includes 3 bedrooms and a bathroom. The property is beautifully presented with much charm, and includes quality double glazed windows and oil heating. The drainage is to a shared septic tank.

Material Information - sourced via Ofcom:
Mains Services - Water & electricity are connected. No gas connected. Shared septic tank for drainage. Ultrafast broadband is available. Mobile & Data Signals - outdoor: good for Vodafone.

The village of Langford is a beautiful rural village situated on the Oxfordshire/Gloucestershire borders away from main roads. The village has a small green in its centre and features a good range of Cotswold stone cottages and farmhouses, surrounded by attractive countryside. The pretty parish church of St Matthew has 12th century origins and is famous for its C14th and C15th windows. Langford has a popular primary school, village hall, a well-reputed public house and very active cricket club, whilst the next village Filkins, provides a community shop with post office counter and public house. The nearby towns of Lechlade (c.3 miles) and Burford offer a wider selection of local amenities.

Directions
From Witney proceed along A40 to Burford, turning left at the Burford roundabout on to the A361. Then take the turning left signposted Filkins. Pass through Filkins and take a right turn signposted Langford. On entering the village turn left in Broadwell Road then immediately right into The Gardens.

Draft details - may be subject to alterations. 23K26















GROUND FLOOR

Entrance Hall

Living Room

Kitchen/Dining Room

FIRST FLOOR

3 Bedrooms

Bathroom

Double Glazing

Oil Central Heating

OUTSIDE

Front Garden

Space To Park A Car

Drainage Is A Shared Septic Tank



Price £450,000 Freehold
Council Band D / EPC Rating: 56/D

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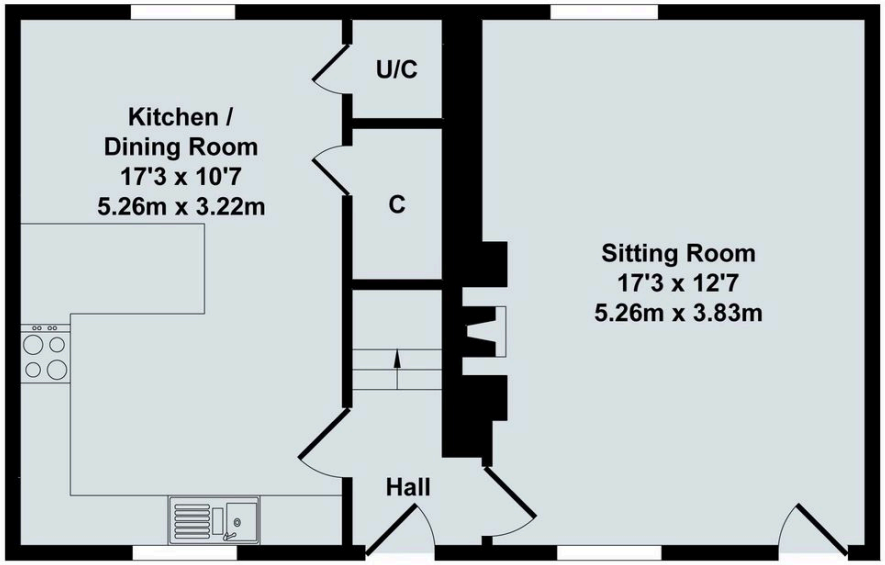
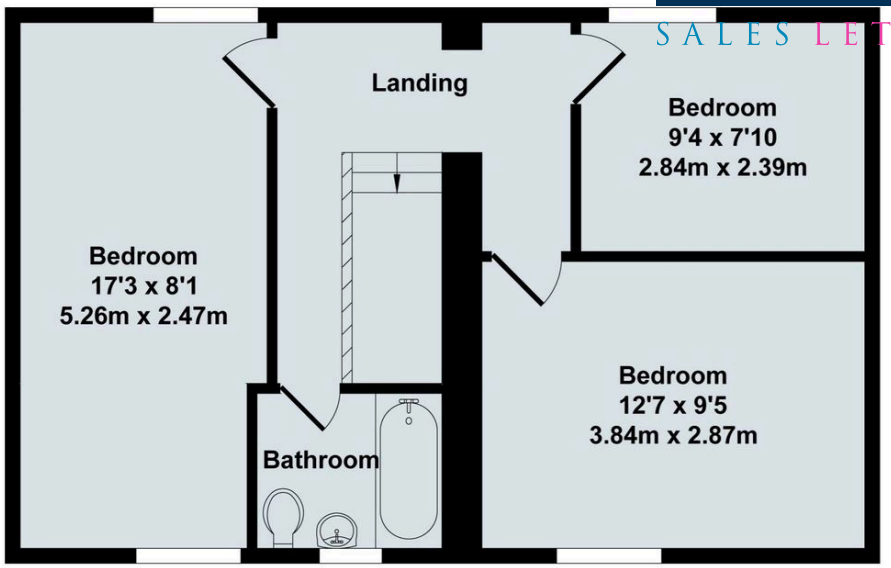
SALES LETTINGS





Ground Floor

N

First Floor

2 The Gardens, Langford

Total Approx. Floor Area 880 Sq.Ft. (81.80 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Contact:

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