



12, Church Close, Longcot  
Faringdon, Oxfordshire



# 12 Church Close, Longcot, Faringdon, Oxfordshire, SN7 7TN

## Price Guide £330,000 Freehold

Situated in the charming village of Longcot, this well-appointed and extended three-bedroom terraced house offers a delightful blend of comfort and modern living, in a village setting.

• Desirable position overlooking a green • Views towards White Horse Hill • Garage and two parking spaces • Extended kitchen/dining/family room • Sitting room • 3 bedrooms • Family bathroom • Private garden • Gas central heating • Excellent order throughout



### LOCATION

Longcot is a village and civil parish in the Vale of White Horse District, about 3 miles (5 km) south of Faringdon and about 2.5 miles (4 km) northeast of Shrivenham. As seen from the higher ground of White Horse Hill and the ancient chalk Ridgeway track, the village lies as a basic T-shape, with the cross arm running east-west, the down stroke north-south and the church standing at the joint of the two. The village offers a public house, parish church and great connections to both Oxford and Swindon as the A420 passes through the parish 1 mile (1.6 km) northwest of the village. The nearby market town of Faringdon offers shops, pubs and restaurants, Waitrose and Aldi supermarkets, and sports and leisure facilities. Education in the area includes well regarded primary schools in Longcot or nearby Shellingford, and secondary schools at nearby Faringdon or Wantage, as well as the Bourton, Carswell, Cirencester, Abingdon and Oxford schools.

## DESCRIPTION

Situated in the charming village of Longcot, this well-appointed and extended three-bedroom terraced house offers a delightful blend of comfort and modern living, in a village setting.

The heart of this well appointed home is the extended kitchen/dining/family room, which is perfect for family gatherings and social occasions. There is also a separate sitting room to the front aspect, which enjoys picturesque views over the green as well as towards the iconic White Horse Hill.

To the first floor, the property has three bedrooms and a modern family bathroom.

Outside, you can find parking for two cars conveniently located adjacent to the garden, alongside a garage for additional storage or workshop space.

This home not only offers a comfortable living environment but also the charm of village life, with the local church and scenic views enhancing its appeal.

This home is an excellent opportunity for families or individuals seeking a peaceful yet vibrant community. With its modern amenities, good fast route access to the A420 Swindon - Oxford route, the UK Defence Academy conveniently located at Shrivenham, and stunning countryside surroundings, it is sure to attract those looking for a perfect place to call home.

EER-C.

## SERVICES

All mains services connected.  
Mains gas central heating.

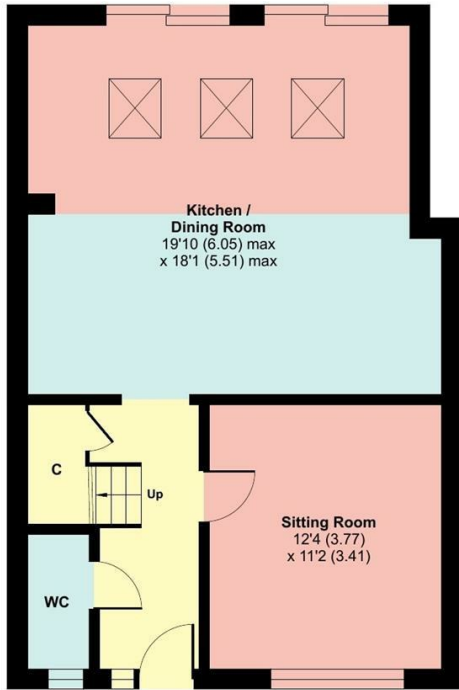
## DISTANCES

Oxford c. 22 miles (A420 c.1.5 miles)  
Swindon c. 10.5 miles (A420)  
Wantage c.10.5 miles (A417)  
Abingdon 17 miles (B4508 or A420, A415)  
Milton Park (Milton, Didcot) c. 21 miles A417  
Diamond Light Source (Harwell) c.18 miles A417  
Swindon to London, Paddington c.1 hour  
(All distances are approximate)

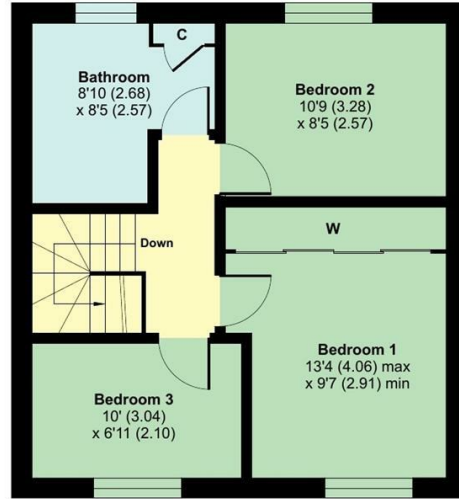


# Church Close, Faringdon, SN7

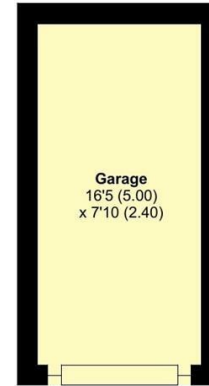
Approximate Area = 1035 sq ft / 96.1 sq m  
 Garage = 129 sq ft / 12 sq m  
 Total = 1164 sq ft / 108.1 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## DIRECTIONS TO SN7 7TN

what3words:///punk.reckons.pothole On entering the village the property can be found opposite the green and the church as indicated by our D&S For Sale board. There is also parking at the rear of the property and a garage.

## OTHER INFORMATION

<https://check-long-term-flood-risk.service.gov.uk/risk#>  
 The flood risk for 12 Church Close is determined as VERY LOW

<https://www.ofcom.org.uk/mobile-coverage-checker>  
 EE; Variable outdoor  
 O2: Good outdoor  
 Three: Good outdoor  
 Vodafone: Good outdoor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2026. Produced for Douglas and Simmons Ltd. REF: 1453498

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

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- All measurements are approximate. **GRD/RD 04.2026**

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents  
 Douglas and Simmons

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