



40 Herald Gardens, Longworth OX13 5FX



## 40 Herald Gardens

An immaculate three bedroom detached home well situated in this sought after development within this extremely well serviced Oxfordshire village. With generous driveway parking for multiple vehicles plus larger than average, private, landscaped gardens.

Herald Gardens is well situated towards the edge of this select village development recently completed in 2017. Longworth combined with the adjoining village of Southmoor are very popular villages situated in lovely surroundings and host many amenities which including two general stores, post office, church, primary school and public houses. There is an excellent bus service to Abingdon, Swindon Witney and the city of Oxford. The villages are convenient for Abingdon (circa. 6 miles), Wantage (circa. 9 miles), Witney (circa. 9 miles) and Oxford city (circa. 10 miles). The nearby A420 provides easy access to Swindon town, the M4 at Junction 15 and via the A34 to M4 at Junction 13 in addition to the M40 Junction 9.

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 1

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

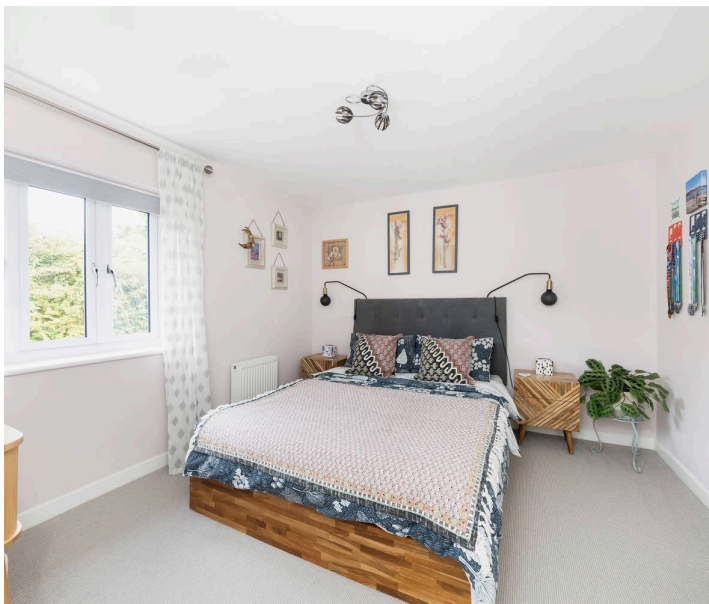






## Key Features

- Welcoming entrance hall incorporating a ground floor WC
- Wonderfully light double aspect kitchen/dining room. Featuring a striking contemporary kitchen with integrated appliances open plan to a good size dining space
- Generous living room with glazed double doors opening onto a paved rear terrace
- Three well proportioned bedrooms to the first floor. The master bedroom benefitting from a contemporary shower en-suite
- Modern family bathroom with white suite
- Externally the house benefits from rarely available driveway parking for four plus a single garage with light and power
- The rear garden is of particular note, offering excellent degrees of privacy, professionally landscaped and thoughtfully planted and maintained by the current owners





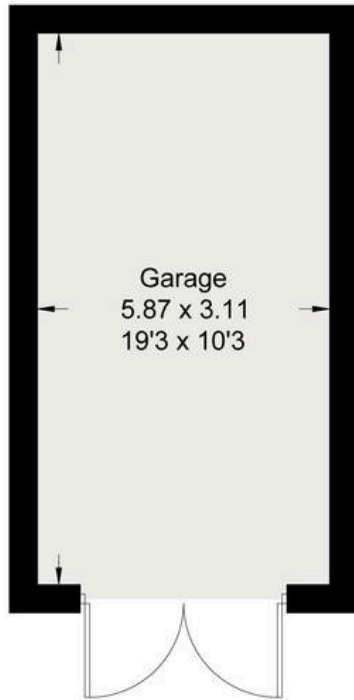
# Herald Gardens, OX13

Approximate Gross Internal Area = 85.30 sq m / 918 sq ft

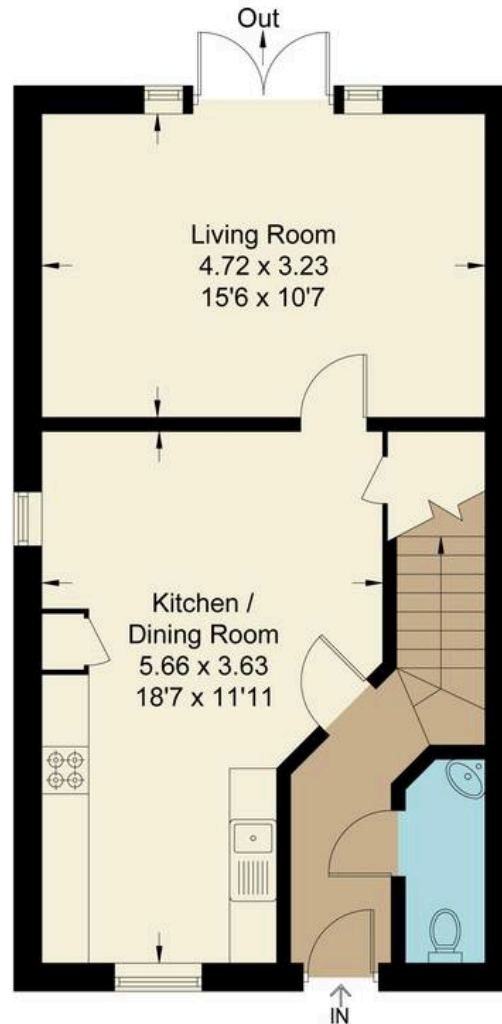
Garage = 18.30 sq m / 197 sq ft

Total = 103.60 sq m / 1115 sq ft

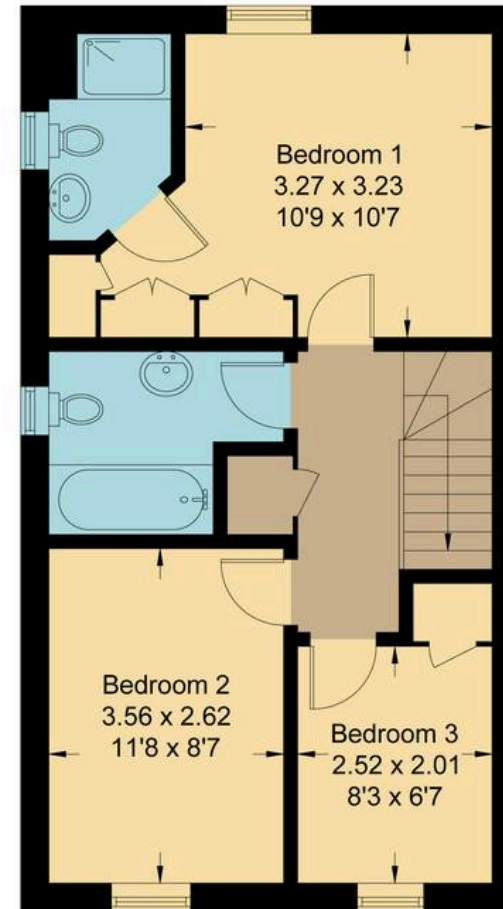
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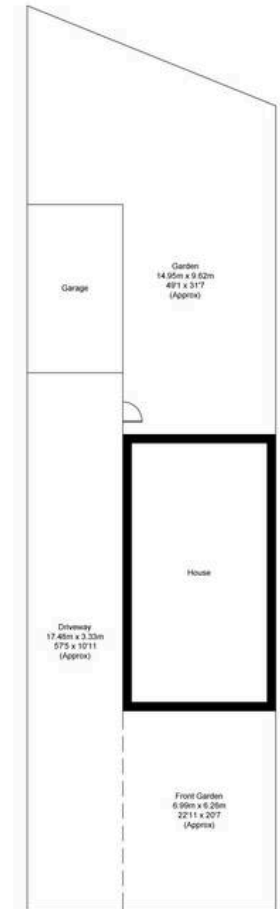
Garage



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.  
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5 Oak Street, Abingdon,  
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