

Bramling Cross, Longworth, OX13 5GA

Guide Price £399,995 Freehold

THOMAS MERRIFIELD

SALES LETTINGS









The Property

The ground floor consists of an open-plan kitchen and dining area featuring high-quality tiling, integrated appliances, and a blue panelled feature wall. The entrance hall also benefits from upgraded tiled flooring and leads to a cloakroom that includes a recently replaced suite and a feature lit accent wall. At the rear, the sitting room is finished with wood-effect flooring and a slate-effect media wall with integrated lighting, with French doors opening to the garden.

The first floor includes three bedrooms and a central family bathroom, with high-quality tiling and replaced suites throughout. The primary bedroom features a fully updated en-suite shower room, while the family bathroom has been upgraded with a modern vessel sink and wood-effect feature tiling. The third bedroom provides a flexible space suitable for use as a single bedroom or a home office.

The exterior features a red-brick façade with a side driveway accommodating two to three vehicles and leading to a detached garage with storage space available in the pitched roof. The enclosed rear garden includes a level lawn and a paved patio area equipped with a pergola and awning. Additional external upgrades include a wooden shed, a water tap, outside power points, and feature lighting installed on the garage.







Key Features

- Modern home with 940 sq ft of updated living space.
- Sleek cabinetry with integrated appliances and stylish tiling.
- High-spec, full replacements for the cloakroom, bathroom, and en-suite.
- Accent lighting in the sitting room, cloakroom, and on the garage.
- Premium tiling and wood-effect finishes throughout the property.
- Includes a level lawn, patio, and pergola with an awning.
- Driveway for 2–3 cars and garage with pitched roof storage.
- Idyllic Longworth setting with excellent school and commuter links.
- EPC Rating B - Council Tax Band D
- Development Maintenance Charge - £250 / Annum







The Location

Nestled in the picturesque village of Longworth, this location offers a perfect blend of tranquil rural life and modern convenience. Surrounded by the scenic Oxfordshire countryside and the North Vale Corallian Ridge, it is ideal for those seeking an idyllic community setting with beautiful walks right on the doorstep.

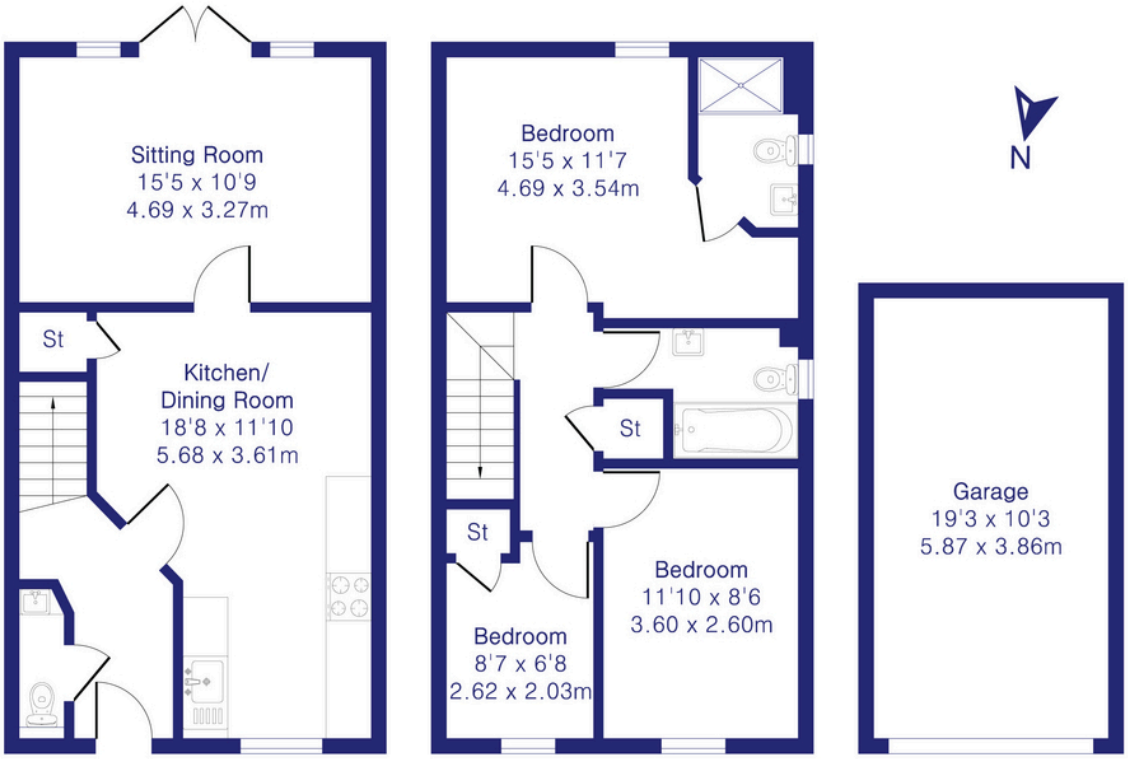
The village features a strong community spirit, home to the historic St Mary's Church, a traditional local pub, and the active Village Hall. Families benefit from the highly-regarded Longworth Primary School and pre-school situated within the heart of the village, while nearby Abingdon offers extensive shopping, leisure, and secondary education options.

Ideally positioned for commuters, the area provides easy access to the A420 for direct routes to Oxford and Swindon. Rail links at Radley and Didcot Parkway offer fast services to London Paddington, making this an excellent choice for those balancing a quiet village lifestyle with professional connectivity.

Gas fired central heating. Mains water, mains electrics, mains drains. Offcom checker indicates standard and ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has parking and garaging. The government portal generally highlights this as a very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property.

Approximate Gross Internal Area 940 sq ft - 88 sq m (Excluding Garage)

Ground Floor Area 470 sq ft – 44 sq m
First Floor Area 470 sq ft – 44 sq m
Garage Area 198 sq ft – 18 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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