



**Connells**

Langford Downs Farm Cottages  
Langford Lechlade



### Property Description

With lovely views across open countryside, 2 Langford Down Farm Cottages is a semi-detached property, built in the Victorian era and located behind a wooded copse. Constructed of red and ochre brick beneath a slate tiled roof, the property offers plenty of scope for development (subject to the usual consents).

On the ground floor you will find a sitting room which has a fireplace inset with wood burning stove, dual aspect windows and double doors leading to the garden,

The kitchen is fitted with a matching range of base and eye-level units, belfast sink and a breakfast bar. A stable door leads to the utility room with eye-level cupboards, work surface and plumbing and space for a washing machine and freezer.

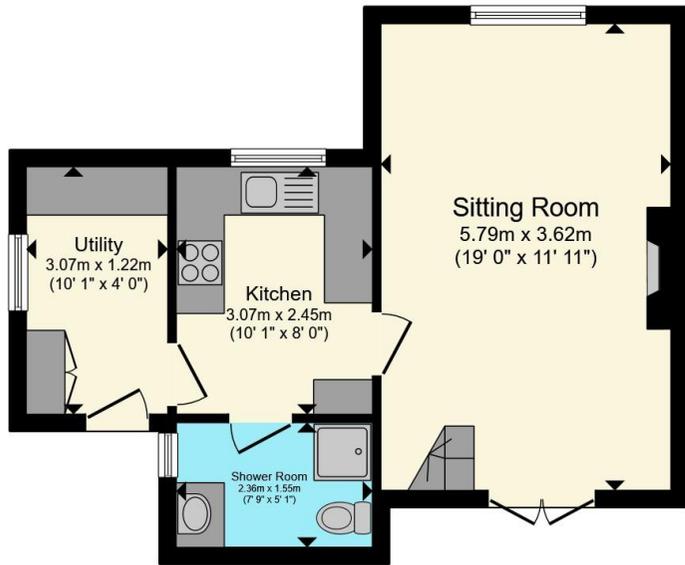
The shower room is downstairs and is fitted with a shower cubicle, wash-hand basin, WC and heated towel rail.

To the first floor there are three bedrooms, one of which has a small Victorian cast iron fireplace.

Externally there is a driveway to the front and to the rear is a good sized garden which is complete with a workshop to the rear.







**Ground Floor**



**First Floor**

Total floor area 67.5 m<sup>2</sup> (726 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: Council Tax  
 Awaited Band: B

**view this property online [connells.co.uk/Property/CAR103939](http://connells.co.uk/Property/CAR103939)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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