



# LANGDALE

SOUTH NEWINGTON

# Langdale

South Newington

## Modern Detached Family Home with Countryside Views

This beautifully refurbished detached home blends contemporary style with light-filled, spacious living. Set in delightful gardens with far-reaching countryside views, it includes a garage and off-street parking.

The entrance hall leads to a dual-aspect sitting room with wood-burning stove and French doors to a large terrace, and a dining room overlooking open fields. The stylish kitchen features extensive units, breakfast bar, Butler sink, Karndean flooring, and integrated AEG appliances, with side access to the garage.

Upstairs are three double bedrooms, a flexible fourth room, and a modern family bathroom. The rear garden backs onto open countryside, with potential to extend subject to planning.



4



2



1



Countryside views

## GUIDE PRICE

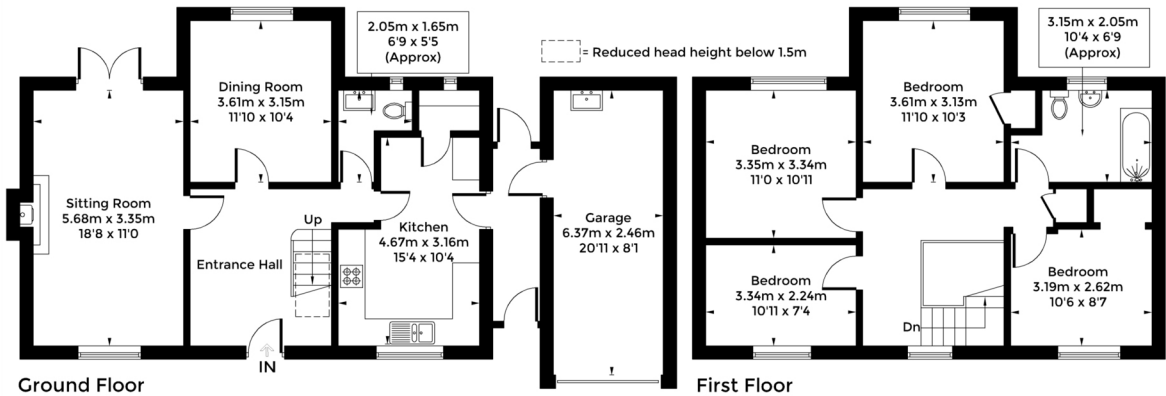
OIEO £625,000







Approximate Gross Internal Area = 145.2 sq m / 1563 sq ft  
(Including Garage)



**Council Tax:**  
Band F

**Parking:**  
Off-street parking & Garage

**Local Authority:**  
Cherwell District Council

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>			(82+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	57	76		52	71
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England, Scotland & Wales			England, Scotland & Wales		



# “ LOCATION COMMENT

*South Newington is a picturesque conservation village set in the rolling North Oxfordshire countryside, around five miles south-west of Banbury. Built largely of attractive local ironstone, the village is known for its historic charm, strong sense of community and beautiful rural surroundings.*

*Despite its peaceful setting, it is conveniently located for Banbury's mainline rail services to London Marylebone and access to the M40, while nearby Bloxham provides everyday amenities and well-regarded schooling. South Newington offers an appealing blend of idyllic village living and practical connectivity.*





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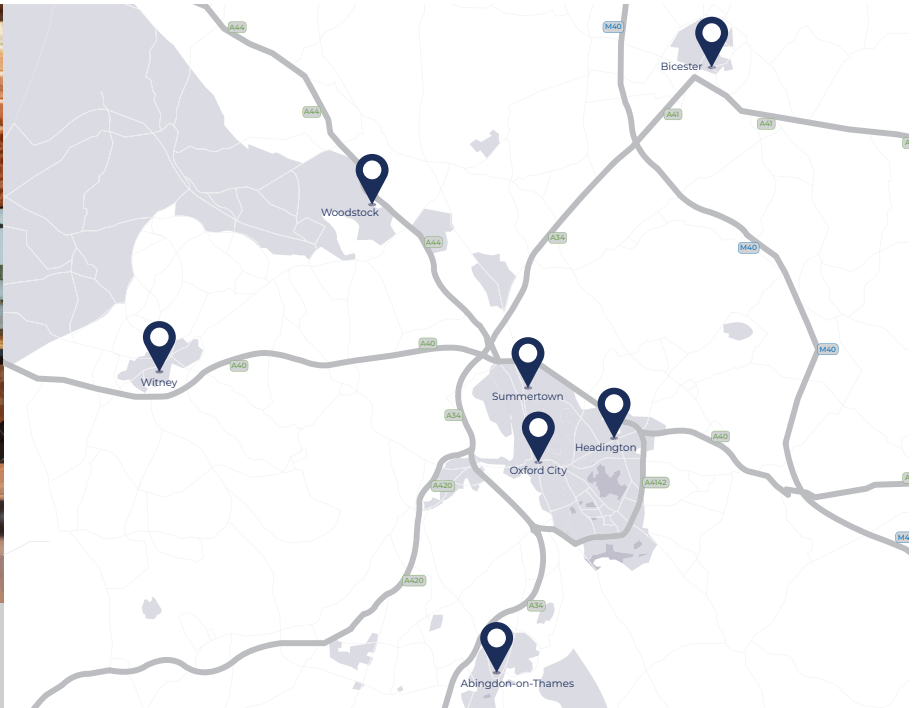
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**FROM LEFT:**  
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Ken Cunha Lin



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