



1 Cascade Corner, Longworth, OX13 5GB

Guide Price £400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Internally, the ground floor comprises a welcoming hallway, a convenient cloakroom, and a spacious kitchen/dining room fitted with integrated appliances and ample worktop space. To the rear, the bright and comfortable lounge benefits from double patio doors opening directly onto the garden. Continuous laminate flooring throughout the ground floor enhances the sense of light and space. Upstairs, the property offers two well-proportioned double bedrooms, with the principal bedroom featuring an en-suite shower room. The third bedroom is larger than average for a home of this type and is currently used as a study. A modern family bathroom completes the first floor. Additional storage is provided by an airing cupboard, loft access from the landing, and the garage, which benefits from a useful pitched roof.

Situated at the end of a quiet no-through road and overlooking a peaceful village green, this well-presented three-bedroom semi-detached home offers a wonderful balance of privacy, space, and convenience. With a detached garage, private rear garden, and ample off-road parking, the property is ideally located within walking distance of local shops, public transport links, and a village pub. There is generous parking available, along with a driveway to the side leading to the detached garage and providing access to the rear garden. The rear garden itself is particularly private and thoughtfully arranged, featuring both a patio area for outdoor dining and a lawned section.



Material Information to note:

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Driveway & garage.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.



Key Features

- Peaceful no-through road location.
- Village green outlook
- Detached garage & ample parking
- Spacious kitchen/dining room
- En-suite from main bedroom
- Excellent local amenities
- Private rear garden
- EPC: C
- Council Tax: D

The Location

Peaceful no-through road with a strong village community feel. Attractive semi-rural setting with nearby countryside walks and access to the Thames Path. Walking distance to local shops, post office, pub and well-regarded primary school. Good access to Abingdon, Oxford and Swindon via the A420, with regular bus services. Ideal for families and commuters seeking a balance of rural living and convenience.

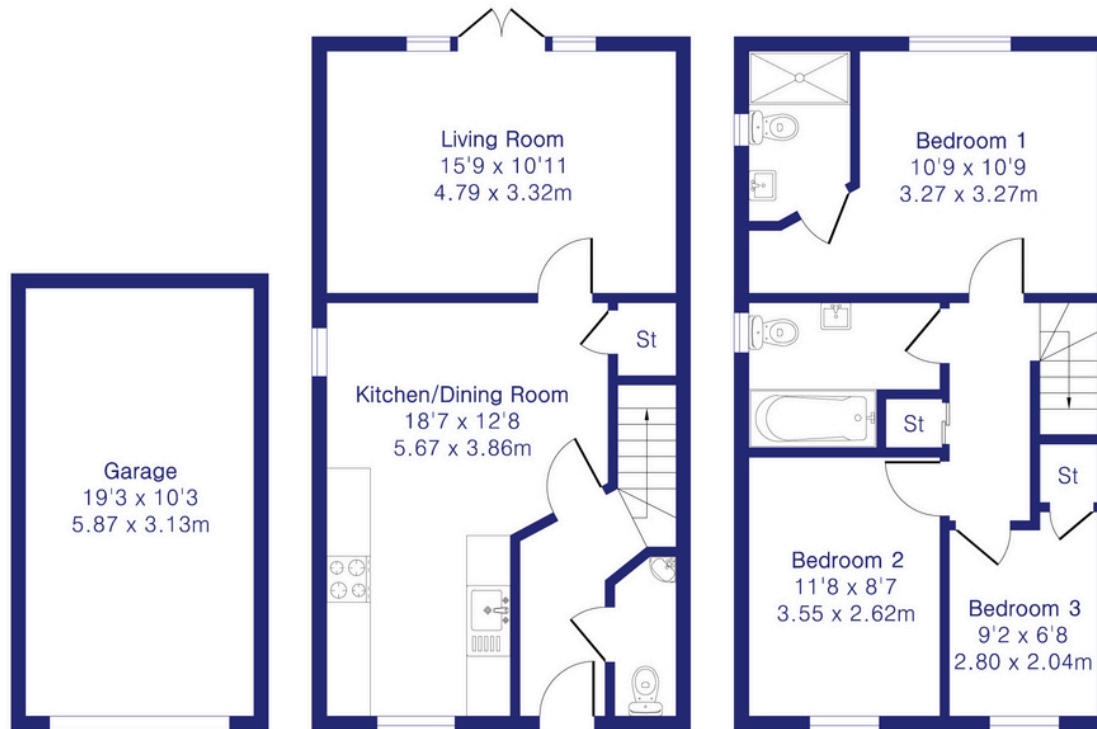


**Approximate Gross Internal Area 940 sq ft - 88 sq m
(Excluding Garage)**

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



Garage

Ground Floor

First Floor

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Abingdon Office

51 Stert Street, Abingdon
Oxfordshire, OX14 3JF

T 01235 538000

E abingdon@thomasmerrifield.co.uk

W thomasmerrifield.co.uk