



Springhill, Longworth, OX13 5HL

Guide Price £895,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Lanzend has been extensively refurbished to an exceptional standard, combining contemporary living with character features. The bright kitchen/dining conservatory features a pitched glass roof, Karndean flooring and a Shaker-style kitchen with solid oak worktops, a butler sink and integrated appliances.

Double doors lead into an impressive 22ft sitting room with a log burner, stone-effect feature wall and bi-fold/French doors opening onto the garden.

The ground floor offers two double bedrooms, including a dual-aspect principal bedroom with a luxurious four-piece en-suite featuring a freestanding bath and rainhead shower. A separate tiled wet room and a versatile third room, ideal as an office, dressing room or nursery, complete the accommodation.

Accessed via a private external staircase, the first floor provides a loft and storage area over 35ft long, alongside a plant room. There is potential to create additional accommodation, subject to the necessary permissions, with far-reaching countryside views from this elevated position.



Occupying a substantial plot backing onto open fields, Lanzend features attractive timber cladding and a distinctive barn-style appearance.

The grounds include a double garage, additional substantial garage complex, open barn, external utility room and storage areas. There is also potential for stabling, alongside a hen house, mature gardens and open paddock space. Surrounded by Oxfordshire countryside, the property offers space, versatility and rural living.



Key Features

- Total Space: Approx. 2,713 sq ft (including main accommodation, garage, and outbuildings)
- Living Accommodation: Bright kitchen/diner, spacious lounge, 2-3 flexible double bedrooms, luxury en-suite, and separate wet room
- Outbuildings & Potential: Double garage, extensive additional garage/barn spaces, external utility, and further outbuildings/stabling
- Development Scope: External steps lead to a large first-floor loft/storage space (35'6" x 7'9") with potential for conversion into a primary bedroom suite (Subject to Planning Permission)
- Land & Views: Expansive plot backing directly onto open countryside with far-reaching green views
- Lanzend sits within approx. 2.3 acres of land and has various outbuildings



The Location

Springhill enjoys a peaceful rural setting in the sought-after village of Longworth, surrounded by beautiful Oxfordshire countryside and scenic walking routes. The area offers access to well-regarded local schooling, with further primary and secondary options available in neighbouring villages and nearby towns. Road connections via the A420 provide access to Oxford, Swindon and the M4, while rail services are available from nearby stations including Oxford and Didcot Parkway.

Some material information to note: Oil fired central heating. Mains water, mains electrics, private drainage. Ofcom checker indicates standard and ultrafast broadband is available at this address. Ofcom 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. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



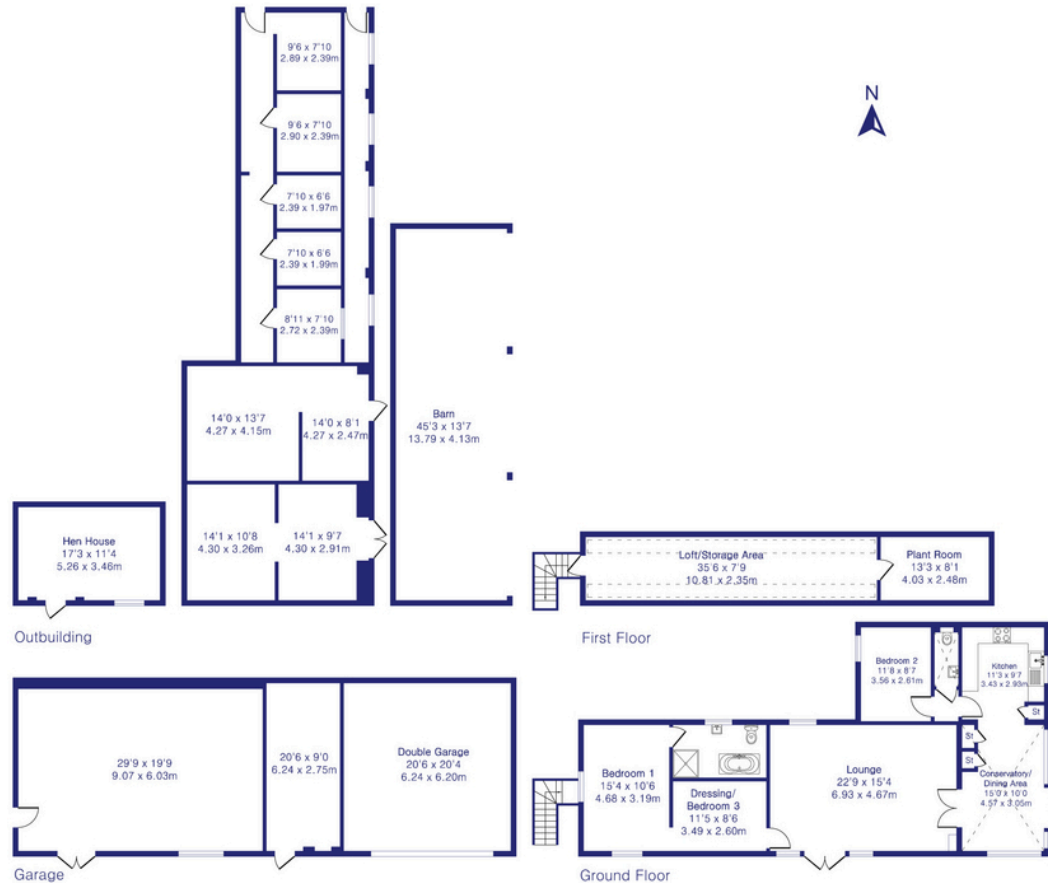
**Approximate Gross Internal Area 2713 sq ft - 252 sq m
(Including Garage & Excluding Outbuildings)**

Ground Floor Area 1127 sq ft – 105 sq m

First Floor Area 379 sq ft – 35 sq m

Garage Area 1207 sq ft – 112 sq m

Outbuildings Area 2090 sq ft – 194 sq m



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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