



**The Paddock, Longworth, Abingdon, OX13 5BX**



**welcome to**

## **The Paddock, Longworth Abingdon**

A Modern three-bedroom link-detached family home situated in a small development in Southmoor, offered with no onward chain with easy access to the A430 A34 and convenient bus routes to Oxford Swindon and Abingdon. The property is accessed via an entrance hall which gives access to the downstairs cloakroom, kitchen and sitting room/dining room. The kitchen is modern with a range of eye and base level units and is fully integrated to include built in oven with built in gas hob and extractor fan, built in fridge freezer, and built in dishwasher, there is also plumbing for a washing machine. The sitting/dining room is generous in size and measures in excess of 15ft in both length and width and includes stairs to the first floor and double-glazed patio doors that leads out to the conservatory.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Downstairs Cloakroom**

**Lounge/Diner**

15' 4" x 8' 6" ( 4.67m x 2.59m )

**Kitchen**

7' 6" x 8' 6" ( 2.29m x 2.59m )

**Landing**

**Bedroom One**

8' 8" x 12' 4" ( 2.64m x 3.76m )

**Bedroom Two**

8' 8" x 9' 4" ( 2.64m x 2.84m )

**Bedroom Three**

6' 5" x 8' 7" ( 1.96m x 2.62m )

**Bathroom**

**Rear Garden**

**Outbuilding**

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.focalagent.com](http://www.focalagent.com)

**welcome to**

## **The Paddock, Longworth Abingdon**

- Link-Detached Family Home
- Three-Bedroom
- All Three Bedrooms Have Built in Wardrobes
- Built in Appliances
- Patio Doors That Leads Out To The Conservatory
- Rear Garden is Mainly Laid to Lawn
- No Onward Chain

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers in excess of

**£415,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/ABI108389](https://allenandharris.co.uk/Property/ABI108389)



Property Ref:  
ABI108389 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
**allen & harris**



**01235 553777**



[abingdon@allenandharris.co.uk](mailto:abingdon@allenandharris.co.uk)



1 High Street, ABINGDON, Oxfordshire, OX14  
5BD



**[allenandharris.co.uk](https://allenandharris.co.uk)**