

established 200 years

Tayler & Fletcher



Rossendale

Broadwell Road, Langford, Oxfordshire, GL7 3LP

Guide Price £399,000





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A two bedroom detached dormer bungalow with private rear garden and driveway parking for multiple cars situated in a peaceful position in the popular thriving village of Langford. Scope to extend subject to the necessary planning permissions.

LOCATION

Rossendale is situated in the heart of this popular thriving village. Langford is a peaceful rural Cotswold village on the Oxfordshire/Gloucestershire border and enjoys a superb village pub, The Bell Inn, along with the Parish Church of St Matthew. The village also has a village hall and village primary school. The surrounding Cotswolds provide for a broad range of rural leisure pursuits and there is excellent local schooling in both the state and private sectors.

Langford is conveniently situated for the local centres of Lechlade (3 miles) and Burford (5 miles), two historic Cotswold market towns providing a broad range of shops and facilities.

The area's larger commercial centres of Witney (10 miles), Cirencester (16 miles), Oxford (24 miles) and Cheltenham (27 miles) are within easy travelling distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) at Charlbury (14 miles), Swindon (18 miles), Kemble (20 miles) and to London Marylebone (70 minutes) at Oxford Parkway (23 miles) and a comprehensive local bus network.

DESCRIPTION

Rossendale is a detached dormer bungalow that has scope to extend subject to the necessary planning permissions.

The property comprises an entrance hall, cloakroom, kitchen - dining room, conservatory and sitting room downstairs whilst there are two bedrooms and a shower room upstairs. There is a private west facing garden located to the rear of the property and a front driveway enabling off road parking for multiple cars.

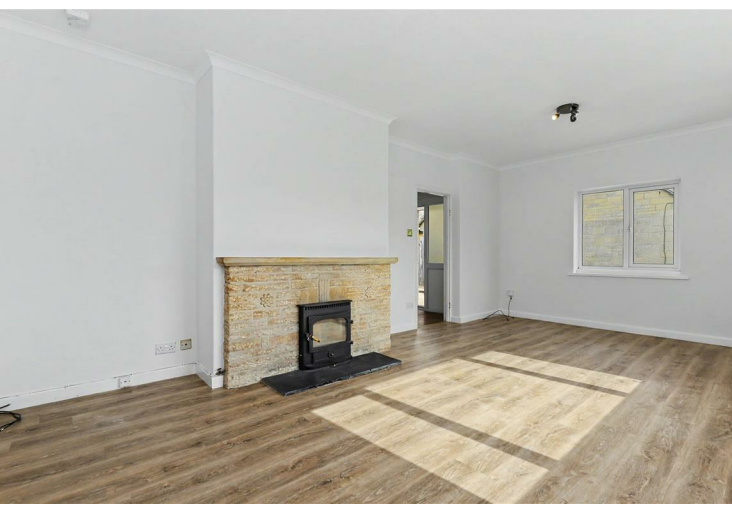
Part of the driveway is being retained by the owner, who lives to the rear of the property, enabling access to their back garden and the occasional need for parking for their property.

Approach

Gravelled driveway leading to uPVC front door with double glazed insert panels to:

Entrance Hall

Timber framed door to below stairs storage cupboard. Timber flooring. Double glazed window to the side elevation. Timber framed door to:



Cloakroom

Low level WC with standard cistern, wash hand basin with mixer tap and tiled splashback. Tiled flooring. Double glazed window to the side elevation. From the entrance hall, timber framed door to:

Kitchen - Dining Room

Newly fitted kitchen with range of built-in wall mounted cupboards with cupboards and drawers below. 1½ bowl stainless steel sink unit with tiled splashback. Electric oven and grill. Five ring electric hob with extractor above. Integrated dishwasher. Space for refrigerator and freezer. Space for washing machine. Tile effect flooring. Double glazed windows to the rear and side elevations. Timber framed door with glazed insert panels to:

Conservatory

Translucent roofing. Tile effect flooring. Double glazed windows to the rear and side elevations. uPVC French doors with double glazed insert panels providing direct access into the garden. uPVC door with double glazed insert panel. From the entrance hall, timber framed door to:

Sitting Room

Wood burning stove with hearth and stone surround. Wood effect flooring. Double glazed windows to the front and side elevations. From the entrance hall, stairs with timber balustrade rise to:

First Floor Landing

Timber framed door to storage cupboard. Access to loft roof space. Timber framed door to:

Master Bedroom

Timber framed door to eaves storage space. Double glazed windows to the front elevation. From the first floor landing, timber framed door to:

Bedroom 2

Range of built-in wardrobes containing the hot water tank. Double glazed windows to the rear elevation. From the first floor landing, timber framed door to:

Shower Room

Low level WC with standard cistern, wash hand basin with tiled splashback and cupboard below. Walk-in shower cubicle with overhead shower. Recessed ceiling spotlighting. Wood effect tiled flooring. Double glazed window to the side elevation.

OUTSIDE

Rossendale has a private west facing garden located to the rear of the property. There is an area of paved patio adjacent to the conservatory leading to a larger gravelled area of garden bordered by timber trellis fencing with mature shrubs and plants. Timber framed sun house and timber framed garden shed. Timber framed gate providing side access to the property. To the front of the property is a timber framed log store and a large gravelled driveway enabling off road parking for multiple cars.

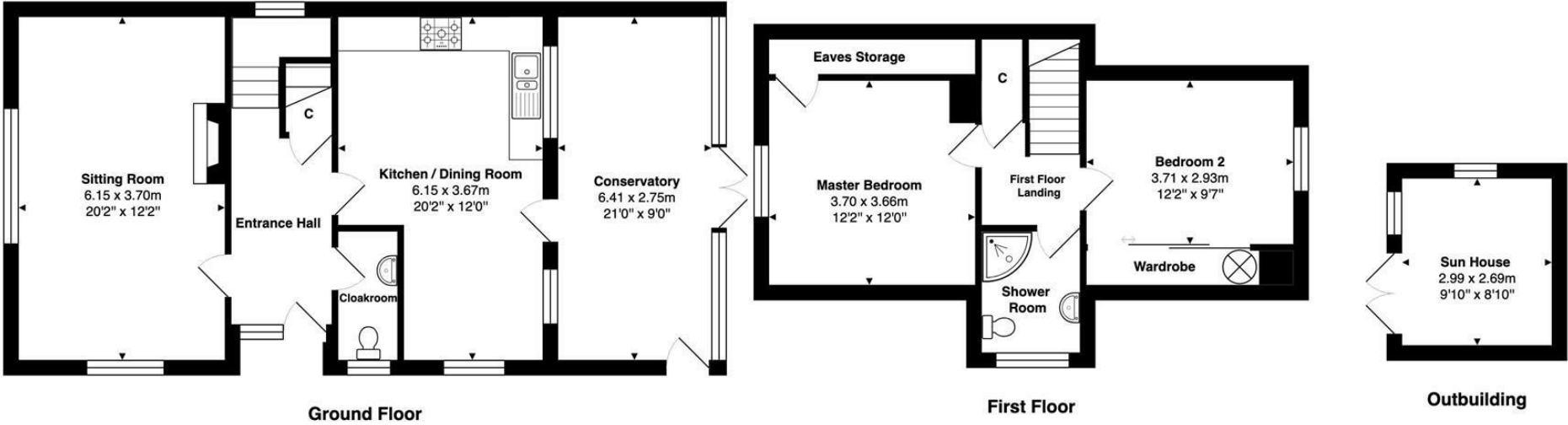
SERVICES

Mains electricity and water.
Private water treatment plant drainage.
Electric night storage heating.

LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'E' Rate payable for 2025 / 2026 £3082.47





Approximate Gross Internal Area

Main House 113.1 m² / 1218 ft²
Outbuilding 8.0 m² / 86 ft²
Total 121.1 m² / 1304 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
Drawn by E8 Property Services. www.e8ps.co.uk



Location Map



Viewing

Please contact our Burford Sales Office on 01993 220579 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC