

18 Cascade Corner, Longworth

Guide Price £390,000

Waymark

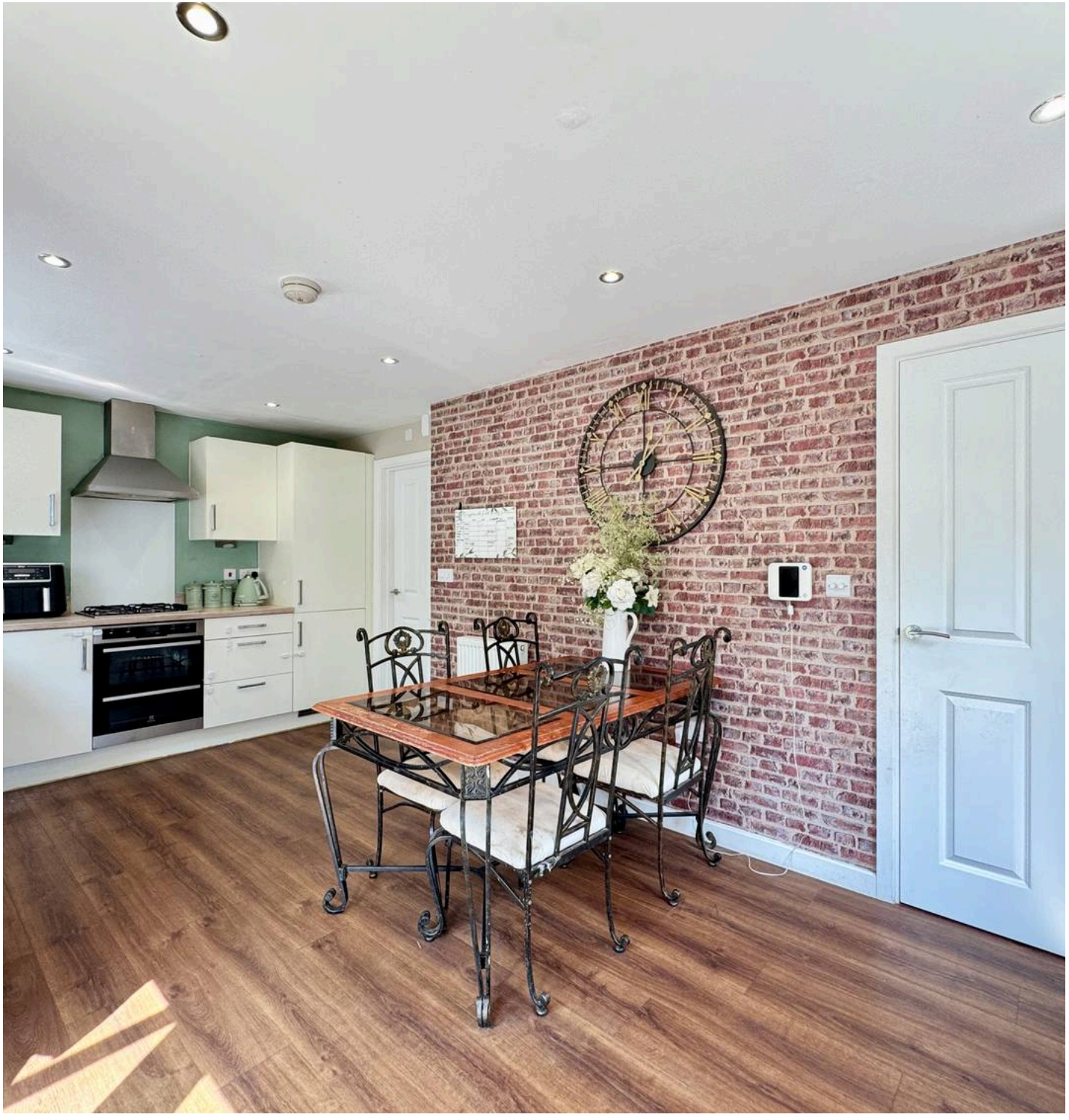
18 Cascade Corner

Longworth, Abingdon

This spacious and well-proportioned three-bedroom semi-detached family home presents an excellent opportunity for those seeking modern comfort combined with practical family living. Built to a popular larger design and occupying a delightful position fronting an attractive green within the heart of this highly sought-after village, the property offers generous, well-balanced accommodation throughout.

Upon entering, you are welcomed into a bright and airy entrance hall leading to an impressive kitchen/dining room, thoughtfully designed for both everyday family life and entertaining. The contemporary kitchen is fitted with a range of modern units and integrated appliances, complemented by ample worktop space and a generous dining area. Double doors open directly onto the enclosed, south-facing rear garden, creating an ideal space for indoor-outdoor living. The spacious dual-aspect living room is flooded with natural light, providing a comfortable setting for family gatherings or relaxing evenings.





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The ground floor is further enhanced by a practical utility room, offering additional storage and laundry space, together with a convenient cloakroom. Upstairs, the spacious landing leads to three well-proportioned bedrooms, each offering flexibility for use as family bedrooms, guest accommodation or a home office. The master bedroom benefits from a contemporary en-suite shower room and a generous recessed area, ideal for fitted or freestanding wardrobes. The remaining bedrooms are served by a stylish family bathroom.
Outside, the enclosed south-facing rear garden enjoys a private aspect, not visible from the street, providing a peaceful setting for relaxing, entertaining or children's play. Located to the rear of the property is a detached garage, together with driveway parking for up to three vehicles, which provides excellent practicality for family life and visiting guests.

Furthermore, the property is situated in the highly sought-after village of Southmoor, within easy walking distance of an excellent range of local amenities. These include a general store, post office, well-regarded primary school, public house, and regular bus services. The property also benefits from convenient access to the A420, providing an easy commute to Oxford, which is approximately a 20-minute drive away.



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Material Information: The property is freehold and connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good outdoor and variable in-home for EE. Good outdoor for Vodafone. Variable outdoor for O2 & Three according to https://checker.ofcom.org.uk/ Please check as mobile networks may wary. Broadband - Ultrafast available. There is a management fee of circa £250 per annum for the maintenance and upkeep of the development.
The village of Southmoor has a number of shops including a post office and café as well as a village hall, tennis club and bowls club. This expanding village is definitely worth considering especially with its nearby access to the A420 that runs from Oxford to Swindon making commuting an easy option. The area offers an excellent village pub with many people visiting from neighbouring towns just for the food on offer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Spacious & Well Proportioned Three Bedroom Semi-Detached Family Home
- Built To A Popular Design Offering Well Balanced Accommodation
- Impressive Kitchen/Dining Room & Dual Aspect Living Room
- Utility Room & Ground Floor Cloakroom
- Good Size Bedrooms With Ensuite To Master


KITCHEN
CONVERSIONS





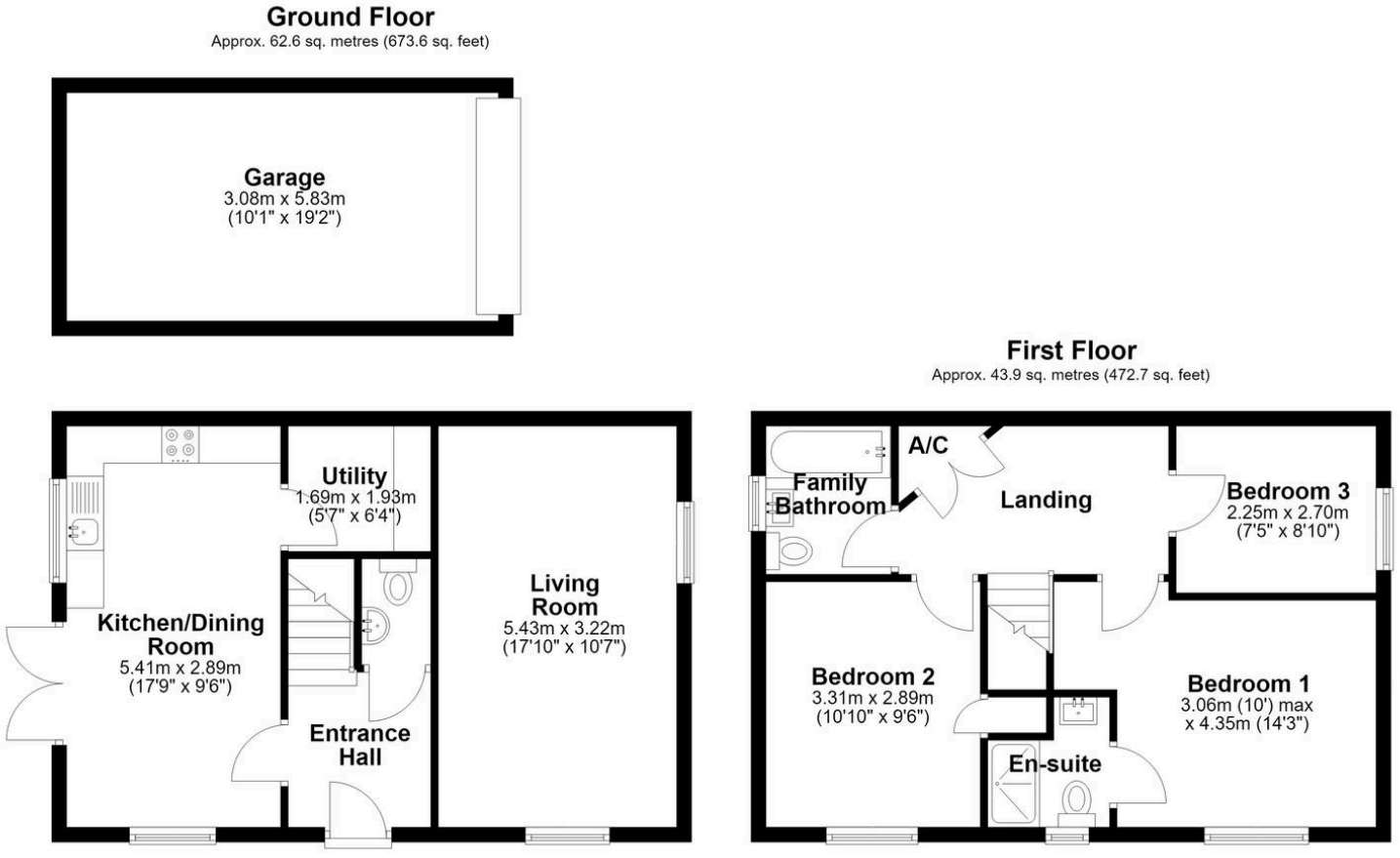












Total area: approx. 106.5 sq. metres (1146.3 sq. feet)

This floor paln is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

Waymark Wantage

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