



Beech House

The Green, Longcot, Faringdon, Oxfordshire SN7 7SY



DOUGLAS & SIMMONS

This extremely spacious, four bedroom detached property built in recent years to a high specification with a degree of character, presented in excellent order throughout, enjoying a tucked away position in this attractive and well-placed downland village.



- Delightful views over a paddock
- Large double garage and additional parking for a number of vehicles
- Recently newly landscaped garden
- Potential to convert the loft to a master suite with a full bathroom (plans available)
- Presented in excellent order throughout
- 4 large double bedrooms, 2 en-suite facilities
- 3 generous receptions, one with bi fold doors and a woodburner
- 3 bathroom facilities and utility, cloakroom and laundry
- Kitchen/breakfast/family room
- Tucked away position, one of only two homes

LOCATION

Longcot is a village and civil parish in the Vale of White Horse District, about 3 miles (5 km) south of Faringdon and about 2.5 miles (4 km) northeast of Shrivenham. As seen from the higher ground of White Horse Hill and the ancient chalk Ridgeway track, the village lies as a basic T-shape, with the cross arm running east-west, the down stroke north-south and the church standing at the joint of the two. The village offers a public house, parish church and great connections to both Oxford and Swindon as the A420 passes through the parish 1 mile (1.6 km) northwest of the village. The nearby market town of Faringdon offers shops, pubs and restaurants, Waitrose and Aldi supermarkets, and sports and leisure facilities. Education in the area includes well regarded primary schools in Longcot or nearby Shellingford, and secondary schools at nearby Faringdon or Wantage, as well as the Bourton, Carswell, Cirencester, Abingdon and Oxford schools.

DISTANCES

Oxford c. 22 miles (A420 c.1.5 miles)

Swindon c. 10.5 miles (A420)

Wantage c.10.5 miles (A417)

Abingdon 17 miles (B4508 or A420, A415)

Milton Park (Milton, Didcot) c. 21 miles A417

Diamond Light Source (Harwell) c.18 miles A417

Swindon to London, Paddington c.1 hour

(All distances are approximate)





THE PROPERTY

This attractive, detached, family home is situated in this highly sought after downland village, backing onto a small paddock benefitting from extremely generous proportions c.2457 sqft. The property was built with character in stone and timber-clad barn-style elevations in recent years. The spacious light and airy accommodation comprises of a large sitting room featuring a woodburner, an adjacent dining room, high-quality fitted kitchen/breakfast room with adjacent utility, as well as a study/family room (or ground floor bedroom) featuring a vaulted ceiling. The ground floor is completed with a large and welcoming entrance hall, downstairs cloakroom and there is also a separate laundry room within the double garage. To the first floor there are four exceptionally generous double bedrooms, two of which have en-suite facilities, and a family bathroom completes this floor. The spacious landing mirrors the equally generous ground floor entrance hall below. The property also offers potential to convert the large loft space to create more accommodation if so required, and the vendors have previously drawn up plans in favour of a top floor master suite with a full bathroom, which can be supplied upon request.

Outside, the property enjoys a quiet and private end-of-lane location with just one other large detached property which was built at the same time and to the front benefits from parking in front of the large double garage and two further spaces to the side of house also. At the rear of the property there is a recently newly landscaped garden which backs onto a small paddock (not owned by the property). Overall an early inspection is recommended to fully appreciate this extremely spacious and smartly presented family home in a desirable village location, which is close to good road links and a range of schooling. EER-C.



OTHER INFORMATION

Plans were drawn up to convert the loft space and are available upon request. (No planning permission submitted).

COUNCIL TAX

Band F £2,992.44 year 2022/2023
Vale of White Horse District Council

SERVICES

All mains services connected.
Gas fired central heating via radiators.
Pressurised hot water system.







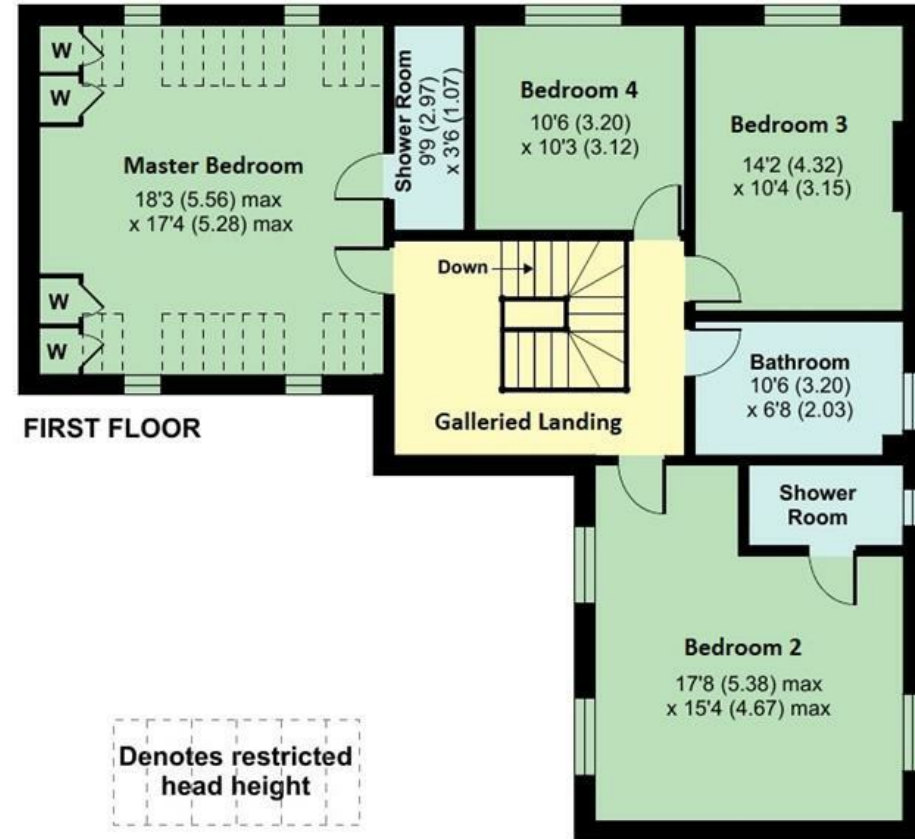
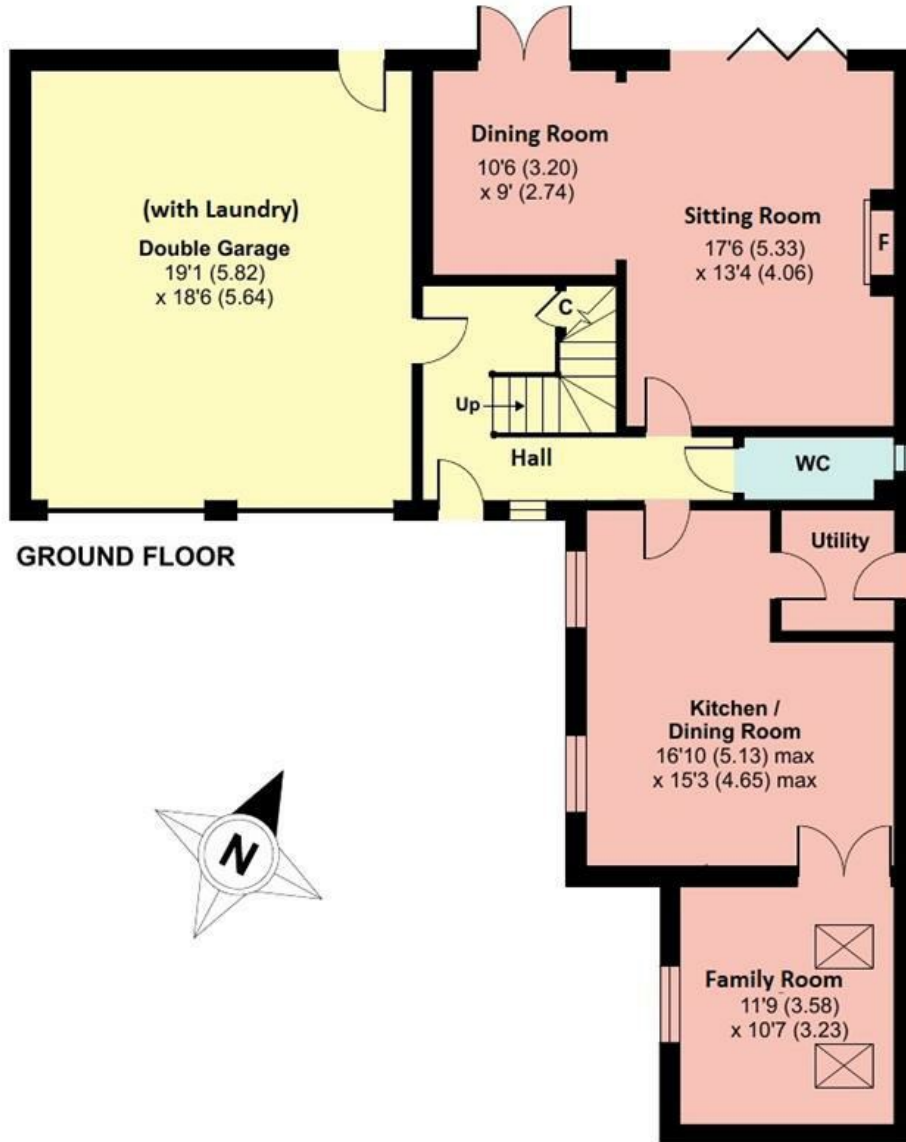
The Green, Longcot, Faringdon, SN7 7SY

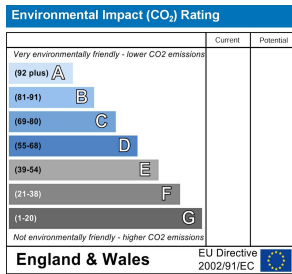
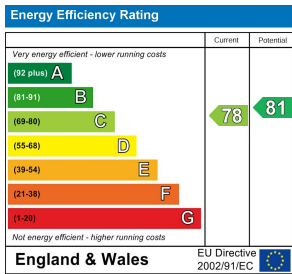
Approximate Area = 2387 sq ft / 221.7 sq m

Limited Use Area(s) = 70 sq ft / 6.5 sq m

Total = 2457 sq ft / 228.2 sq m

For identification only - Not to scale





CONTACT

Graham Douglas MNAEA MARLA Partner

T. 01235 766222

E. sales@douglasandsimmons.co.uk

VIEWINGS

Viewings strictly by prior appointment with the sole selling agents Douglas and Simmons, open 6 days a week for viewings.

DIRECTIONS to SN7 7SY

From our offices in the market square Wantage, leave via Mill Street and take the A417 to Faringdon route and continue for 6.5 miles passing through the villages of East Challow and Stanford in the Vale. and exit the A417 turning left onto the Fernham Road signposted Shellingford, proceed through the village and also through the village of Fernham and on entering Longcot, take the turning right before the church into Kings Lane and bear left into The Green, and follow to the end where the property will be found as indicated by our D&S For Sale board.

25 Market Place Wantage
Oxfordshire OX12 8AE
Tel: 01235 766222

sales@douglasandsimmons.co.uk

www.douglasandsimmons.co.uk



Important Notice: Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.