



## Highbury Appleton Road, Longworth, Abingdon £2,500 PCM

- Spacious and versatile accommodation
- 4 bedrooms, 2 en suite plus a separate shower room
- Off street parking for 2/3 vehicles
- 2 cloakroom facilities
- Available Immediately
- 3 reception rooms
- Large enclosed garden
- Large utility room
- Oil heating and underfloor heating
- Sought after village location



## DESCRIPTION

A spacious, detached home situated in this highly sought after village location, excellent proximity to the Abingdon, Oxford and Witney schools with good access also to the A420, A419 routes.

The property offers flexible and versatile family accommodation with a very large kitchen/breakfast room, adjacent family room/dining room, separate snug/sitting room, as well as a utility, walk in larder, study/playroom and two ground floor cloakrooms.

To the first floor there are four double bedrooms, two with en-suite facilities as well as a further shower room and separate WC. Added attractions include a large drive providing parking for 2/3 cars and a large enclosed rear garden with newly installed shed.

Oil fired heating via radiators and underfloor heating to the ground floor area.

Available November 2022

Council Tax Band E. EER-D.

Well behaved pets considered, the ground floor is laid to floor tiles.

A non-refundable holding deposit the equivalent of one weeks' rent totalling £576.00 is required to reserve this property.

The villages of Longworth, Southmoor and Kingston Bagpuize are situated 10 miles south-west of Oxford at the junction of the A420 Oxford-Swindon and the A415 Witney-Abingdon route. There are an excellent range of amenities in the immediate area including three convenience stores in Southmoor, restored antique furniture shop, hairdresser, village hall as well as local pubs in both Longworth and Southmoor villages. There is an excellent choice of both state and private education within the locality, local primary schools in Longworth and Southmoor, with St Hughs at Carswell, Pinewood at Bourton, then Abingdon and Oxford schools and the Faringdon and Wantage schools.



## LOCATION

The villages of Longworth, Southmoor and Kingston Bagpuize are situated 10 miles south-west of Oxford at the junction of the A420 Oxford-Swindon and the A415 Witney-Abingdon route. The parish lies on the 'Golden Ridge' of Corallian limestone which runs from Cumnor to Faringdon. Its fertile soils have nurtured farms famous for their fruit and hops. The name comes from 'de Bachepuise', a Norman family who controlled the estates after the Conquest. There are an excellent range of amenities in the immediate area including several large convenience stores in Southmoor, where there is also a post office, restored antique furniture shop, hairdresser, village hall as well as local pubs in both Longworth and Southmoor villages. There is an excellent choice of both state and private education with the locality, local primary schools in Longworth and Southmoor, with St Hughs at Carswell, Pinewood at Bourton, the Abingdon and Oxford schools and the Faringdon and Wantage schools.

## DIRECTIONS

What3words: rescuer.peach.dine

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not may or may not be listed within the property inventory at the start of the tenancy.

### Important Notice

Douglas and Simmons for themselves and for the Landlords of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intended tenants and do not constitute part of an offer or contract.
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 tenants should not rely on them as statements or representations of fact, but 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.
4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been let or withdrawn.
5. All measurements are approximate

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