



## Rossendale Broadwell Road, Langford, Oxfordshire, GL7 3LP

Offers In Excess Of £495,000

- An individually designed detached
- Conservatory
- Scope to extend
- Sitting room
- Two bedrooms
- Some improvement required
- Kitchen/dining room
- Gardens and ample driveway parking

# Rossendale Broadwell Road, Langford, Oxfordshire, GL7 3LP

An individual two bedroom detached situated in the desirable Cotswold village of Langford in the borderlands of Oxfordshire and Gloucestershire. The accommodation offers an entrance hall, cloakroom, sitting room, kitchen/dining room, conservatory, two bedrooms and a bathroom. Outside are gardens with a home office, a timber shed and driveway parking. In need of some cosmetic attention, there is also scope to extend. Available with no onward chain.

## Additional Information:

Council Tax Band- E

EPC Rating- E

Freehold



Council Tax Band: E



### ENTRANCE PORCH

Half obscure glazed entrance door and sidescreen.

### ENTRANCE HALL

Wooden flooring. Staircase to first floor. Understairs cupboard. Electric heater.

### CLOAKROOM

7'7" x 4'2"

Obscure glazed window to side. Suite comprising of a low level WC and pedestal wash basin. Tiled splashbacks. Radiator and towel rail.

### SITTING ROOM

20'2" x 12'2"

Windows to front and side. Wood effect flooring. Cotswold stone fireplace with woodburner. Television lead and telephone point. Electric heater.

### KITCHEN/DINING ROOM

20'2" x 12'1"

Windows to side and rear. Half glazed panelled door to conservatory. One and a half bowl single drainer stainless steel sink unit with mixer tap inset into a worksurface with cupboard below. Further wall and base units. Leisure range style electric oven. Space and plumbing for washing machine and dishwasher. Electric heater.

### CONSERVATORY

21'0" x 9'0"

Of uPVC construction. French doors to the garden with an additional door to the side.

### LANDING

Mezzanine window to side. Built in wardrobe. Roof access.

### BEDROOM ONE

12'2" x 9'8"

Window to rear. Built in wardrobe also housing the hot water cylinder.

### BEDROOM TWO

12'2" x 9'4"

Window to front. Eaves cupboard.

### SHOWER ROOM

7'2" x 5'10"

Obscure glazed window to side. Suite comprising of a shower cubicle, vanity unit and low level WC. Ladder radiator.

### OUTSIDE

To the front is a gravelled forecourt providing parking for three to maybe four cars. Access to the entrance and also to the left side of the property. Bin store.

The rear garden is enclosed and westerly facing. Patio. Laid to gravel. Gates to the side. There is a decking arrangement that covers the water purification plant. Timber shed. There is also a HOME OFFICE of timber construction that has power.

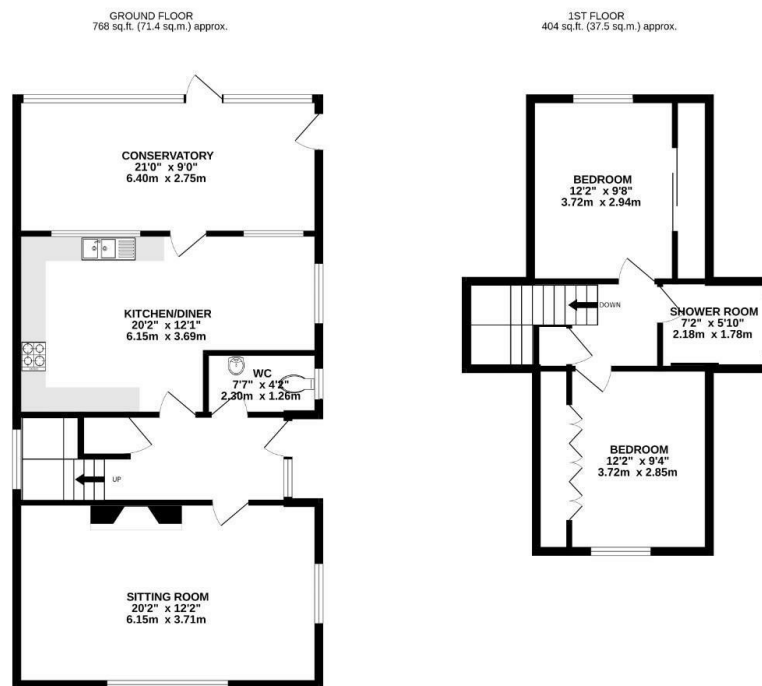
### AGENTS' NOTE

The property behind retains the ownership of the driveway to the right side of Rossendale. This is designated on the forecourt by the stones inserted. Rossendale has a right of access across the driveway. This is not a public right of way and is for the use of the owner behind and trades such as the gardener. The access should not be obstructed.

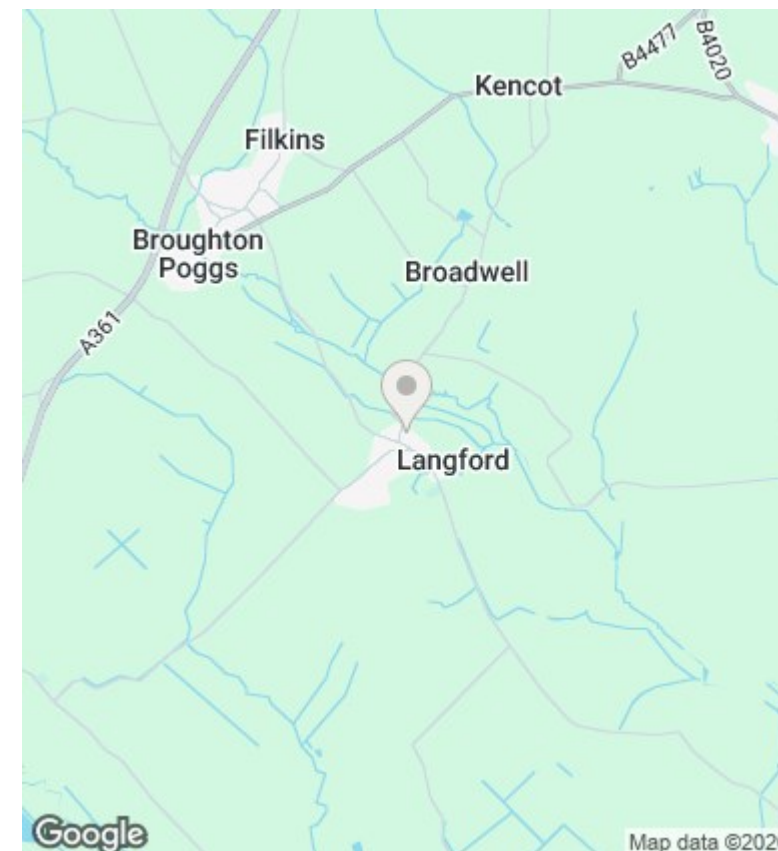
As will be noted by some of the pictures, the property will need some redecoration. It is also likely that a new owner will refit the kitchen although it is possible that someone may opt to remove the conservatory, extend and knock through into the kitchen.

### LANGFORD

Langford is a village in the West Oxfordshire district of Oxfordshire, England. It lies about 3 miles (5 km) northeast of Lechlade in neighbouring Gloucestershire. The Church of England parish church of Saint Matthew is Saxon. In about 1200 the Early English Gothic north and south aisles were added, and in the 13th century the chancel was rebuilt. St Christopher's is the village primary school. The Bell is the local public house with a good reputation and there is a thriving cricket club.



TOTAL FLOOR AREA: 1172 sq.ft. (108.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and should be used as such for only prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Blueprints 12/25



## Directions

From Lechlade, proceed to Filkins and on to Langford. On approaching the village, take the first left onto Broadwell Road and the property is set back a short distance on the left.

## Viewings

Viewings by arrangement only. Call 01367 250011 to make an appointment.

| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>8</b>                   |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            | <b>40</b> |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |