



THOMAS  
MERRIFIELD  
SALES LETTINGS

Norbreck  
Appleton Road, Longworth, Oxon, OX13 5EF

# Norbreck Appleton Road, Longworth, Oxon, OX13 5EF

A circa 1960's build two bedroom detached bungalow on semi-rural outskirts of Longworth Village.

- Replacement double glazed windows
- Replacement exterior doors
- Economy 7 storage heaters
- Cavity wall insulation
- Generous front and rear gardens
- Private three car driveway
- **NO ONWARD CHAIN**
- Early vacant possession available

Longworth is a lovely, pretty and highly regarded village renowned for its many appealing period and architecturally interesting homes. Located approx. 9 miles west of Abingdon and approx. 11 miles south west of the historic city of Oxford, it boasts beautiful open countryside and tranquil country lanes for those of all ages to explore and enjoy. It offers a well regarded village pub, The Blue Boar, a local primary school with an Ofsted rating of 'Outstanding', several excellent nearby highly rated independent and state schools. A village hall and a 12th century Parish Church. Southmoor and Kingston Bagpuize are within 2 miles and provide for most everyday community amenities. The village is very well placed providing easy access to Oxford and Swindon and Didcot mainline station approx. 14 miles away connects to London Paddington in approx. 45 minutes.

**Guide Price £369,950  
FREEHOLD**





## THE PROPERTY

Pleasantly and conveniently situated on the semi rural outskirts of Longworth. Norbreck is a circa 1960's built detached bungalow of mellow brick under a tile roof. Set in established good size gardens with a pleasant aspect to both the front and south westerly rear which affords a high degree of privacy. Well maintained although in need of some updating. There are two comfortably proportioned bedrooms and generous size living / dining room. Wheelchair accessible wet room / shower with wash basin and WC.

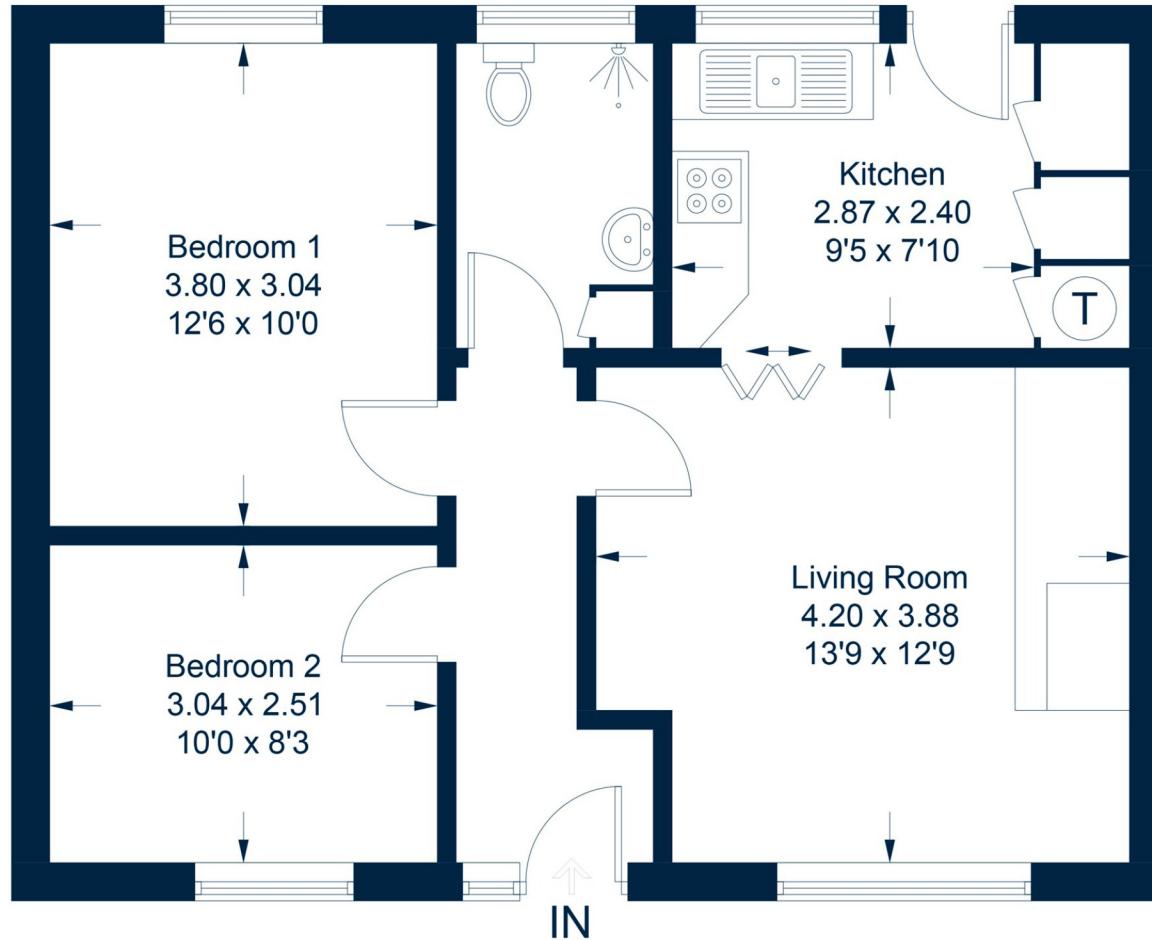
No onward chain and early vacant possession available. Scope for extension subject to the required consents.

### Directions

Proceed out of Abingdon on the High Street on the A415 Marcham Road. Continue through Marcham at the staggered crossroads turn right onto the A338 then immediately left onto the A415. Continue into Kingston Bagpuize over the mini roundabout and over the next roundabout with the A420 turning left after a short distance signposted Longworth. Continue for approx. 1.5 miles and the property will be found on the left hand side.



Approximate Gross Internal Area  
55.1 sq m / 593 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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