



THOMAS  
MERRIFIELD  
SALES LETTINGS

Holly Tree Cottage  
Tucks Lane, Longworth, Oxon, OX13 5ET



# Holly Tree Cottage

## Tucks Lane, Longworth, Oxon, OX13 5ET

A very special property situated in the heart of this highly regarded Oxfordshire village. With beautiful gardens, double garage and no onward chain.

- Three reception rooms
- Kitchen with separate utility
- Three/Four bedrooms
- Bathroom plus ground floor wet room and w.c
- Stunning gardens
- Double garage
- Council Tax Band F
- EPC Rating: E

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.

£850,000  
FREEHOLD







## THE PROPERTY

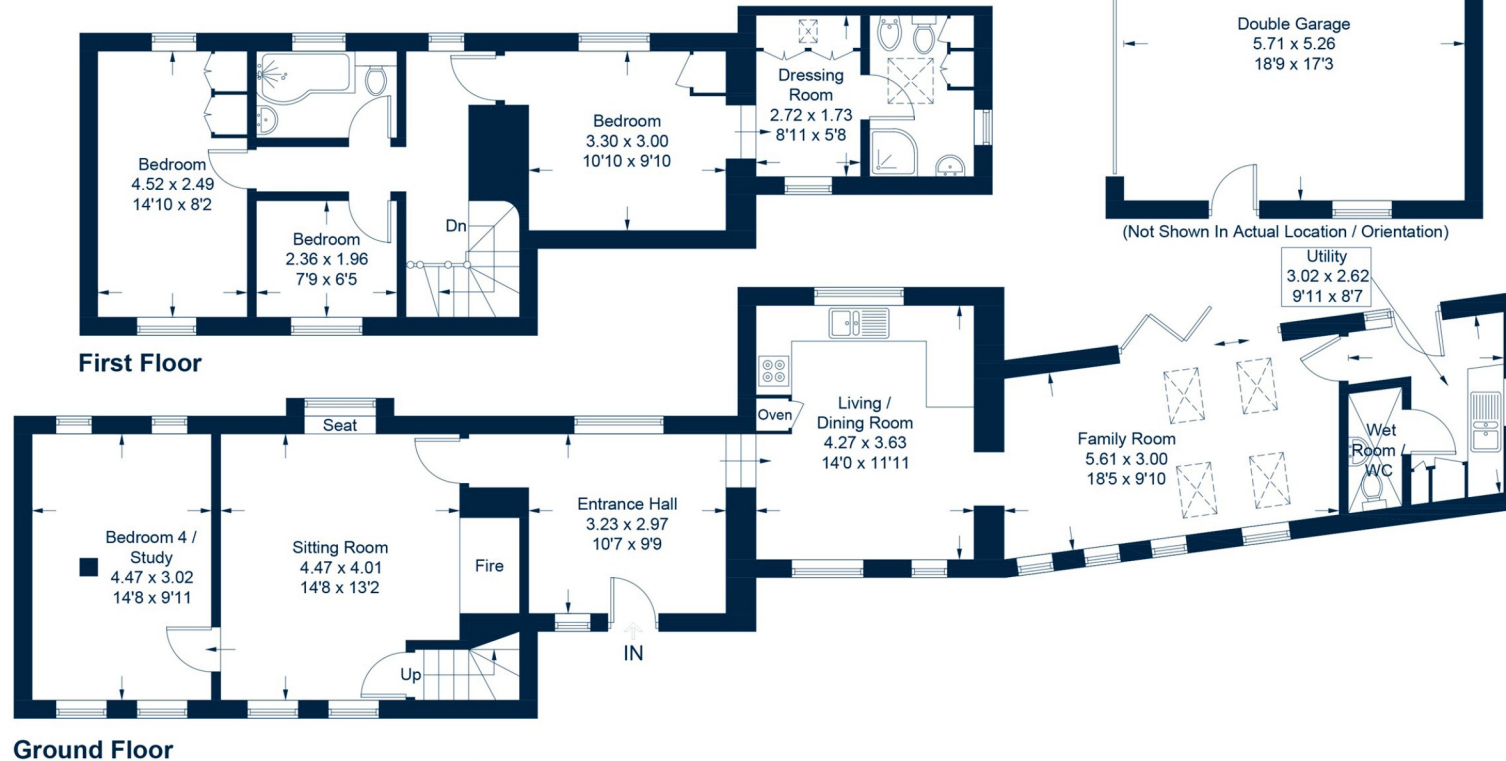
A truly stunning and rarely available period residence, Holly Tree Cottage provides versatile accommodation, brimming with character features. With attractive leaded windows, exposed beams and stonework combining with contemporary features to create a very special house. The spacious entrance hall welcomes you into the property with a window overlooking the gardens to the rear. To the left takes you through to the double aspect living room, with inglenook fireplace, window seat and exposed beams. Through to a striking reception room, double aspect with exposed timbers, perfect for a study, playroom or fourth bedroom. To the right of the entrance hall, steps up take you into the double aspect fitted kitchen, with quarry stone flooring, solid wood worktops and a wonderful outlook over the gardens and treetops beyond. The kitchen flows into the garden room, which is of particular note. With a vaulted ceiling, bi-folding doors opening onto the rear terrace. A separate utility and ground floor wet room and WC completes the floor. The first-floor comprises three well-proportioned bedrooms, the master suite with dressing room and en-suite shower. The family bathroom completes the accommodation.

The wonderfully mature rear gardens offer excellent degrees of privacy, with greenhouse and well-tended lawn. To the rear of the plot is a long-shingled driveway leading to a detached double garage.





Approximate Gross Internal Area  
 Ground Floor = 91.0 sq m / 979 sq ft  
 First Floor = 52.6 sq m / 566 sq ft  
 Double Garage = 30.0 sq m / 323 sq ft  
 Total = 173.6 sq m / 1,868 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.

© CJ Property Marketing Ltd