



School Close, Longworth

# 9 School Close

Longworth OX13 5EU

## £375,000

Guide Price



Located in the pretty village of Longworth this attractive family home has been extended and is presented in excellent order throughout. Offering superb family living space the light and airy sitting room has two display alcoves with central display recess. The dining area opens to the family room where doors to the garden allow natural light to flood through. The contemporary fitted kitchen offers a wide range of units, integrated appliances with useful utility room just off. There are three bedrooms and modern white bathroom to the first floor. Externally, the delightful garden offers two seating areas to enjoy alfresco dining and the south-westerly aspect. There is a mix of lawn, gravel and mature planting, the whole is fully enclosed and affords a good degree of privacy.

A viewing is essential to fully appreciate all this lovely home has to offer and the prime position within this popular village.

The village of Longworth is a couple of miles south of the River Thames on a ridge known as the Golden Ridge. It lies about 7 miles west of Abingdon-on-Thames and 9 miles south-west of Oxford.

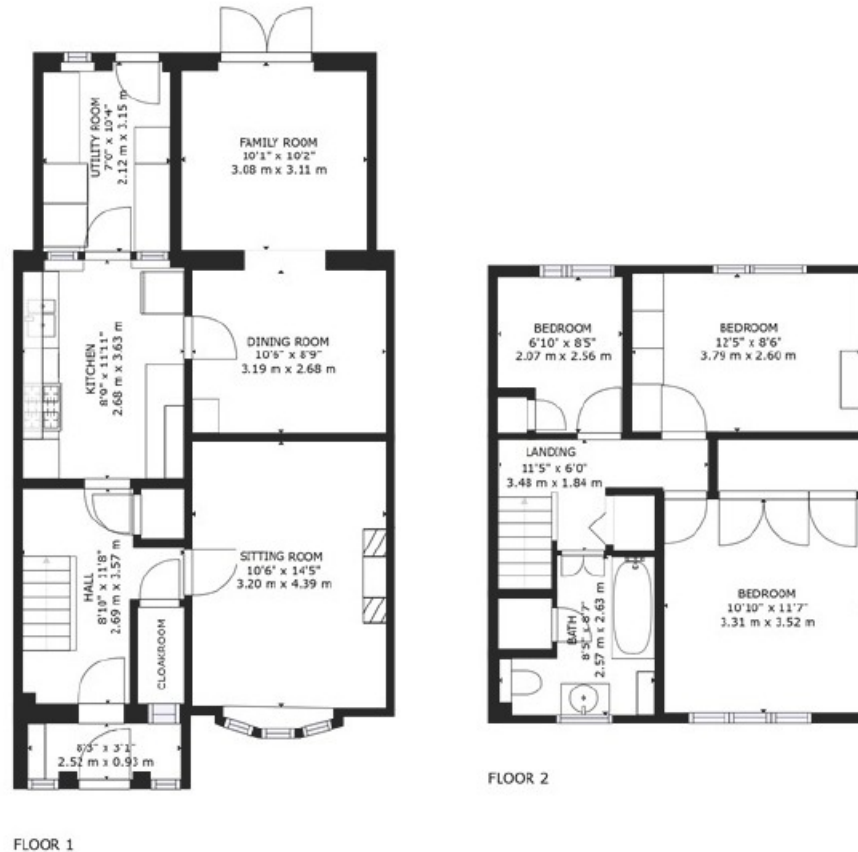
### Owner's Comment

*"We love the thriving community in Longworth village with any wider family amenities all within easy reach"*





IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.



GROSS INTERNAL AREA  
 FLOOR 1: 710 sq. ft, 66 m<sup>2</sup>, FLOOR 2: 473 sq. ft, 44 m<sup>2</sup>  
 TOTAL: 1183 sq. ft, 110 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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**Council Tax Band:**

Band D - £2,318.67

**Local Authority:**

Vale of White Horse

AWAITING  
 EPC