



Nayland Croft, Longworth, Oxfordshire

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## Nayland Croft

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A charming edge of village house with a large garden and plenty of parking.



**Guide price:** £750,000

**Tenure:** Available freehold

**Local authority:** Vale of White Horse

**Council tax band:** F









## The Property

This delightful four bedroom family house is full of character and conveniently situated on the edge of the thriving village of Longworth. Constructed of stone under a slate roof the property is not listed and has been sympathetically extended over the years. Internally, there are light and spacious reception rooms with several period features. Above, there are four bedrooms and a family bathroom. Outside, there is plenty of off-street parking as well as a double garage and a productive vegetable garden with raised beds. The generous garden is enclosed and has been skilfully designed with well stocked deep herbaceous borders and wonderful climbing roses that really accentuate the size of the garden.













## Location

Longworth is a pretty village lying 11.5 miles west of Oxford, in attractive open countryside. The village amenities include a primary school, a reputable village pub, village hall and a parish church dating from the 12th Century. Day-to-day shopping and services can be found at Faringdon, Wantage, Abingdon and Witney.

Local sporting interests include racing at Cheltenham and Newbury, championship golf at Frilford Heath, Carswell Gym and Spa and polo at Kirtlington, Beaufort and Cirencester. For a range of additional activities, including riding, swimming and social events, the popular Soho Farmhouse is 25 miles to the north. There are desirable pubs, including The Bell in Langford and The Five Alls in Filkins.





Approximate Gross Internal Area 1881 sq ft – 175 sq m

Ground Floor Area 808 sq ft – 75 sq m

First Floor Area 738 sq ft – 69 sq m

Garage Floor Area 335 sq ft – 31 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the particulars.



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