



Beggars Lane, Longworth, OX13 5BL  
Guide Price £1,325,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS







## The Property

A superb five-bedroom detached home offering over 3,000 sq. ft. of stylish, flexible living space, set within approximately 0.3 acres of landscaped gardens, securely enclosed behind electric gates.

At the heart of the home is a stunning 25' x 20' bespoke Italian designer kitchen and dining room, with a large central island and a Quooker tap providing instant boiling, chilled, and sparkling water. Bi-fold doors open directly to the garden, creating a fantastic entertaining space.

The property also features a double aspect formal sitting room with bi-fold doors to the garden, a separate family/TV room, and two versatile ground floor rooms ideal as bedrooms, home offices, or additional reception spaces.

Upstairs, the impressive master suite offers a vaulted ceiling, private balcony, dressing room with fitted wardrobes, and a luxurious en-suite. Two further double bedrooms also have built-in wardrobes and their own en-suites.

Finished to a high specification, the home benefits from zoned underfloor heating, air conditioning in the three upstairs bedrooms, kitchen, and lounge, a water softener, recessed lighting, new carpets, an alarm system, and CCTV.

The beautifully landscaped gardens include an extensive sun terrace with pergola, large lawns, mature planting, a fully insulated garden office with power, lighting, and broadband, a summer house, greenhouse, and a rainwater collection reservoir.

The property is approached via electronic gates leading to a large driveway with parking for several vehicles and a detached double garage with electric door.







## Key Features

- Stunning 5 double bedroom home with 3 en-suites
- Impressive Italian designer kitchen with large island and Quooker tap
- Spacious sitting room and family room with bi-fold doors to the garden
- Master suite with vaulted ceiling, balcony, dressing room, and luxury en-suite
- Air conditioning throughout and zoned underfloor heating
- Beautifully landscaped 0.3 acre gardens with garden office, pergola, summer house, and greenhouse
- Gated driveway with parking for several vehicles and large double garage
- EPC Rating B - Council Tax Band G





## The Location

Longworth is a picturesque village located just 5 miles from Abingdon, offering the perfect balance of peaceful rural living with convenient access to town amenities. The village features a welcoming community, a traditional pub, and beautiful countryside ideal for walking and cycling, including nearby Thames Path trails. Residents benefit from excellent local schools and easy connections to Oxford, Didcot, the M40, and the nearby market town of Witney, which is easily accessible and offers a wide range of shopping and leisure facilities. With vibrant markets, shopping, and entertainment in both Abingdon and Witney, Longworth is an ideal choice for families and professionals seeking tranquillity without sacrificing convenience.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway & double garage.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: None known.



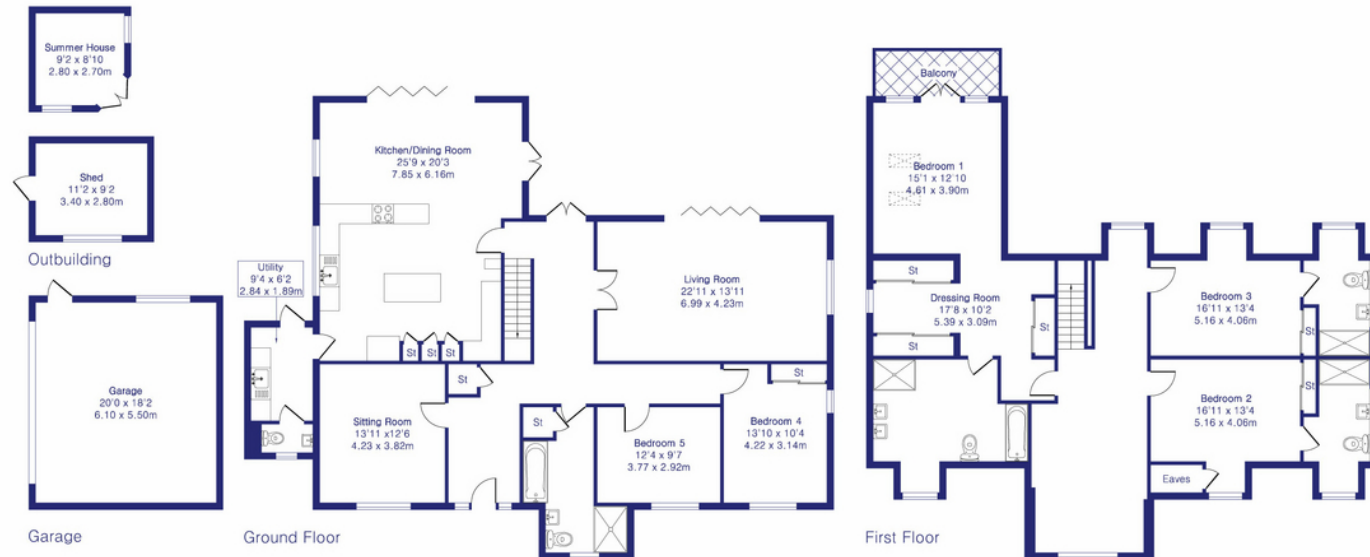
**Approximate Gross Internal Area 3181 sq ft - 296 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 1786 sq ft - 166 sq m

First Floor Area 1395 sq ft - 130 sq m

Garage Area 361 sq ft - 34 sq m

Outbuilding Area 179 sq ft - 17 sq m



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