



Longworth

Carter Jonas

THE LAURELS BEGGARS LANE LONGWORTH OX13 5BL

Hall * Kitchen/dining room * Sitting room * Study * Utility *
principal bedroom with dressing room, ensuite and balcony *
Four further bedrooms (two with ensuites) * Family
bathroom * Double garage * Home office * Summer house *

DESCRIPTION

Set within approximately 0.3 acres of beautifully landscaped gardens and securely enclosed behind electric gates, this superb home offers an outstanding blend of luxury, space, and flexibility.

The focal point of the ground floor is a superb 25' x 20' bespoke Italian designer kitchen/dining/family room, featuring a large central island and a Quooker tap for boiling, chilled, and sparkling water. Bi-fold doors open to the garden, creating an ideal setting for entertaining.

The ground floor also includes a double-aspect formal sitting room with bi-fold doors to the garden, a separate family/TV room, and two adaptable rooms perfect for use as bedrooms, or additional reception spaces.

Upstairs, the impressive principal suite boasts a vaulted ceiling, private balcony, dressing room with fitted wardrobes, and a luxurious en-suite bathroom. Two further double bedrooms each benefit from built-in wardrobes and private en-suites.

Finished to a very high specification, the property includes zoned underfloor heating, air conditioning in the three upstairs bedrooms, kitchen, and sitting room, a water softener, recessed lighting, recent carpets, an alarm system, and CCTV.

Approached via electronic gates, the property offers a large driveway with parking for several vehicles and a detached double garage with electric door.

The landscaped gardens feature 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.

AN EXCEPTIONAL FIVE-BEDROOM DETACHED RESIDENCE WITH OVER 3,000 SQ FT OF STYLISH, VERSATILE LIVING SPACE IN A WELL REGARDED VILLAGE LOCATION WEST OF OXFORD.







LOCATION

Just seven miles from Abingdon, Beggars Lane is located at the western end of the villages of Southmoor and Kingston Bagpuize. Longworth itself is a charming Oxfordshire village that perfectly balances peaceful rural living with easy access to nearby towns and transport links. Surrounded by beautiful countryside and close to the Thames Path, it's ideal for walking, cycling, and enjoying the outdoors.

The village offers a strong sense of community, a traditional pub, and excellent local schools. With convenient connections to Oxford, Didcot, Witney, and the M40, Longworth is superbly placed for both commuting and leisure. Nearby Abingdon and Witney provide regular markets, shopping, and entertainment, making this an ideal location for families and professionals seeking tranquillity without compromise.

Tenure: Freehold

Mains gas, electricity, water, drainage are connected.

Gas central heating (underfloor)

Private driveway & double garage.

Broadband Coverage: Ultrafast broadband speed is available.

Mobile phone coverage can be checked on the Ofcom website at this property

Council Tax Band G

Epc rating: B

ADDITIONAL INFORMATION

Tenure Freehold

Viewing Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444 or email oxford@carterjonas.co.uk





**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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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