

# Hawthorns Kings Lane, Longcot

Guide Price £725,000

Waymark

# Hawthorns Kings Lane

## Longcot, Faringdon

A fantastic opportunity to purchase this spacious five double bedroom detached family home, situated in the ever-popular village of Longcot, offered to the market with no onward chain. The property boasts three versatile reception rooms, two bathrooms, a double garage with integral access, and a generous south-west facing garden with stunning countryside views. Ideally positioned just a short walk from village amenities, including the local school, public house, and village church, this home perfectly combines rural charm with everyday convenience.
The accommodation comprises a front porch, welcoming entrance hallway, downstairs WC, spacious sitting room with a lift to the first floor, and a bright and airy family room with patio doors opening onto the rear garden. There is also a light-filled study with a modern bay window, a well-appointed kitchen/breakfast room offering ample worktop space and integrated appliances, and a separate utility room providing integral access to the double garage as well as external access to the garden.

Upstairs, the property offers five generous double bedrooms, all benefitting from built-in wardrobes. The impressive principal bedroom enjoys far-reaching views across the surrounding countryside and features a modern en-suite with a large walk-in shower. The remaining bedrooms are served by a well-appointed family bathroom complete with both a separate bath and shower cubicle.

To the front of the property is a generous driveway providing off-road parking for up to four vehicles, with scope to create additional parking if required. To the rear, the property boasts a large, private south-west facing garden, predominantly laid to lawn with mature borders and an attractive patio area, creating the perfect space for outdoor dining and entertaining. Backing onto open fields and farmland, the garden enjoys an idyllic and peaceful setting with uninterrupted countryside views.

The property is freehold and connected to mains gas, electricity, water, and drainage, with heating provided by a mains gas central heating system. Solar panels help reduce utility costs while also offering the potential for additional income. Early viewing is highly recommended to fully appreciate the generous accommodation, enviable outlook, and highly desirable village location.









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## Longcot, Faringdon

Longcot is a highly regarded Oxfordshire village, known for its active community, local pub, and proximity to excellent schools and amenities. Nearby market towns such as Faringdon, Wantage, and Shrivenham are just a short drive away, while convenient access to the A420, M4 motorway, and Swindon mainline station puts Oxford, Reading, and London within easy reach.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- No Onward Chain
- Spacious Five Double Dedroom Detached Family Home
- Situated In The Sought-After Village Of Longcot
- Three Versatile Reception Rooms
- Master Bedroom With En-Suite And Countryside Views
- Double Garage With Integral Access
- South-West Facing Private Rear Garden With Patio Area
- Far-Reaching Views Over Open Fields And Farmland
- Driveway Parking For Up To Four Vehicles
- Solar Panels Offering Reduced Energy Costs And Potential Income







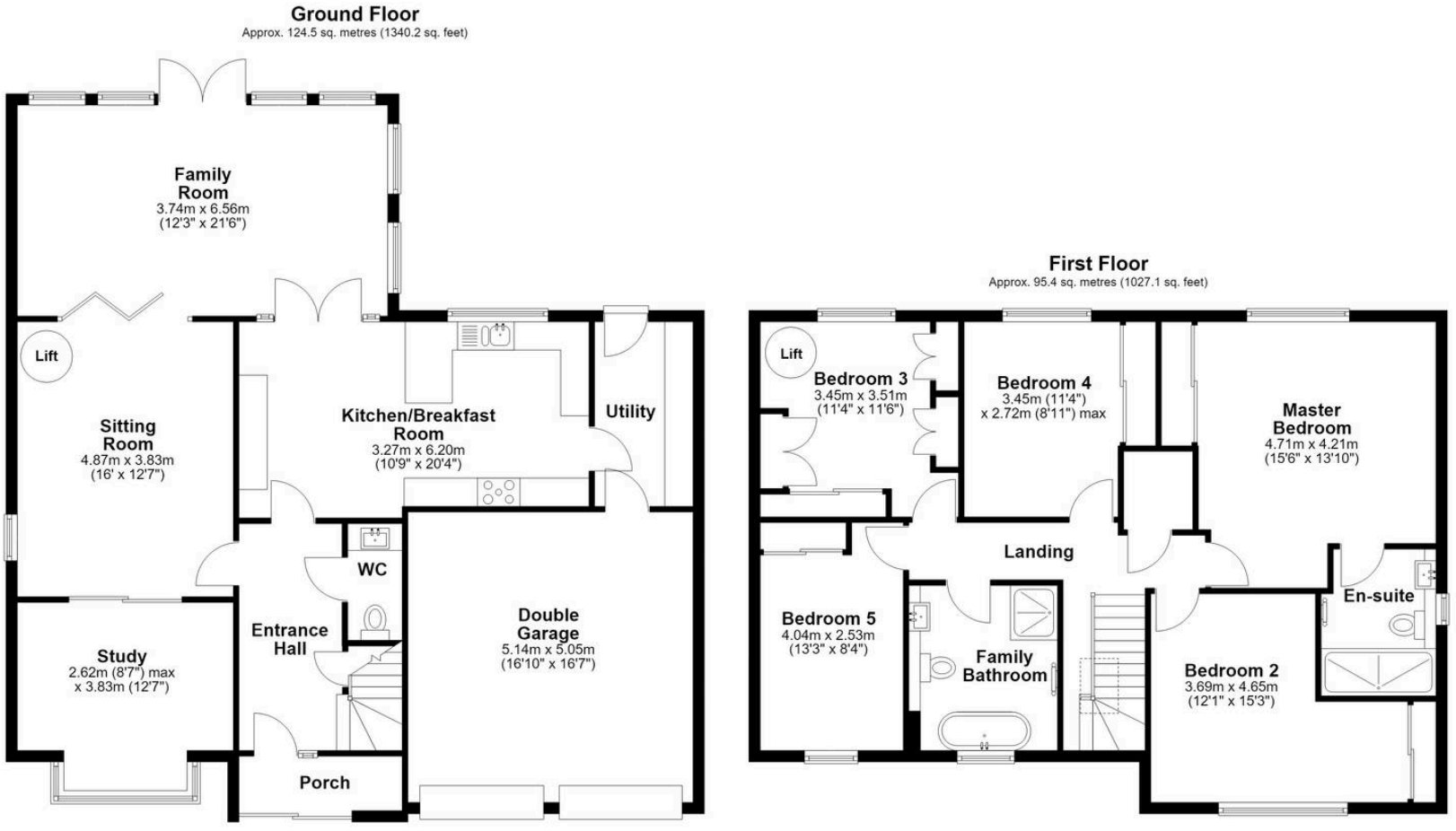













Total area: approx. 219.9 sq. metres (2367.2 sq. feet)


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Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan - This plan is for illustrative purposes only.