



POPPYFIELDS, TUCKS LANE, LONGWORTH OX13 5ET

Newly built Cotswold stone property in village centre
Stunning open-plan kitchen/family/dining room
Four bedrooms & three bathrooms
Low 'B' energy rating with air-source heat pump

DESCRIPTION

Built to an exacting standard in elegant Cotswold stone with striking Canadian cedar cladding and traditional clay tiled roof, the property features sleek black aluminium double-glazed windows and underfloor heating to the ground floor, powered by an energy-efficient air source heat pump.

The full-height reception hall with handcrafted oak staircase immediately sets the tone for the quality and craftsmanship found throughout. At the heart of the house is a spacious open-plan living area, zoned into three distinct spaces: a comfortable family lounge; a bright garden room with bifold doors opening onto the rear garden; and a stylish kitchen and dining area, perfect for entertaining.

The contemporary kitchen is finished in matte black cabinetry with light quartz worktops and premium Bosch appliances, including full-height fridge freezer, induction hob, and dishwasher. A NEFF double oven and wine cooler complete this sophisticated culinary space. A separate utility room offers matching cabinetry, a sink, and space for laundry appliances, with direct access to the garden. Also on the ground floor is a versatile double bedroom—ideal as a guest room, study, or snug—served by a sleek bathroom with a walk-in shower and modern black fixtures.

Upstairs, the generous landing leads to a luxurious principal suite with part-vaulted ceiling, walk-in dressing room, and beautifully appointed ensuite with double walk-in shower and contemporary fittings. Two further double bedrooms and a stylish family bathroom with teardrop-shaped bath complete the first floor.

THIS BEAUTIFULLY DESIGNED, RECENTLY CONSTRUCTED FOUR-BEDROOM HOME BLENDS MODERN LUXURY WITH TIMELESS MATERIALS, OFFERING EXCEPTIONAL OPEN-PLAN LIVING IN A DESIRABLE VILLAGE LOCATION



Set on a mature no-through road, the property is tucked behind a hedgerow with ample driveway parking and a neatly landscaped front lawn. The rear garden offers a tranquil retreat with a modern tiled patio, lush lawn, and well-stocked borders—perfect for outdoor living.

Nestled in the heart of the Vale of White Horse, Longworth is a charming and historic village just 10 miles west of Oxford. Surrounded by rolling countryside and scenic footpaths, it offers both rural tranquillity and convenient access to nearby towns and transport links.

Steeped in history, Longworth dates back to the 11th century and is home to several notable landmarks, including the beautiful 12th-century Church of St. Mary the Virgin and the Grade II listed Manor House. The village exudes character and community spirit, hosting annual events such as a summer fête and fireworks display.

Excellent local amenities include a well-regarded primary school, a traditional village pub, and easy access to nearby Abingdon and Oxford for shopping, dining, and cultural attractions. The River Thames is just a short walk away, offering riverside walks and outdoor pursuits.

ADDITIONAL INFORMATION

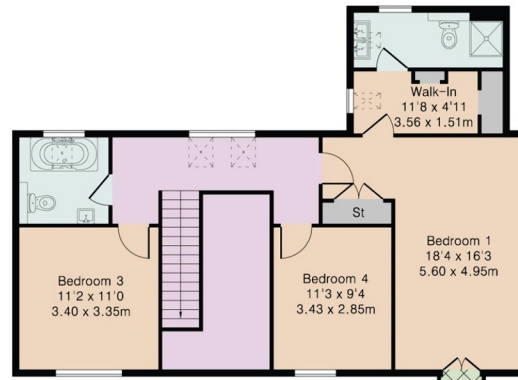
Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: OX13 5ET

what3words:/// quoted.smudges.informer



Approximate Gross Internal Area 2092 sq ft – 194 sq m
 Ground Floor Area 1237 sq ft – 115 sq m
 First Floor Area 855 sq ft – 79 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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Offices throughout the UK



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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