



## 7 Long Place, Long Hanborough OX29 8FT

Draft details - may be subject to alterations. Distances - Witney, Market Square c. 5 miles / Oxford c. 9.8 miles / Hanborough Train Station c. 1.6 miles  
Built around 2019 and situated on this desirable development a 2 bedroom end of terrace house with adjacent driveway for up to 3 vehicles. The well laid out accommodation benefits from both gas central and double glazing and provides an entrance hall, living room, kitchen/breakfast room, ensuite shower room, and family bathroom. The garden is of good size and is nicely stocked and appealing, with a South-Easterly aspect. The village provides a good range of amenities including a mainline rail station offering services to Oxford, Reading and London Paddington.

**THOMAS  
MERRIFIELD**  
SALES LETTINGS  
e. [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

t. 01993 772000

**Price £350,000**  
[www.thomasmerrifield.co.uk](http://www.thomasmerrifield.co.uk)

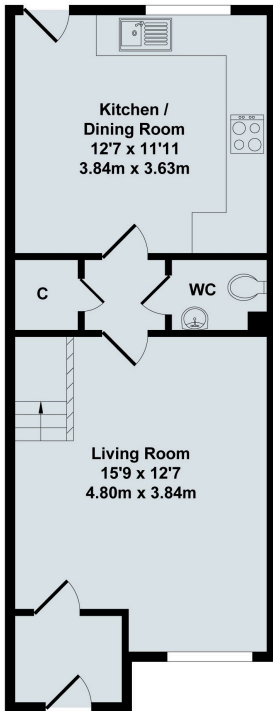


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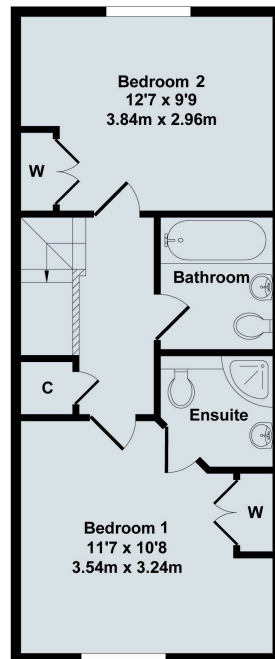
- Entrance Hall
- Cloakroom
- Living Room
- Kitchen/Breakfast Room
- 2 Double Bedrooms
- Ensuite & Family Bathroom
- Double Glazing & Gas Central Heating
- Driveway Parking For Up To 3 Vehicles
- Appealing Nicely Stocked Gardens
- Current Estate Charge £315 per annum

### Directions

Leave Witney via Woodstock Road (A4095) and turn left at the 'T' junction. Continue past the village of Freeland and then, upon reaching Long Hanborough, take the first right turn into Langford Way. Take the third right turn into Long Place. Number 7 is found on the left hand side, marked by a Thomas Merrifield For Sale Board. 23124



Ground Floor



First Floor

## 7 Long Place, Long Hanborough

### Total Approx. Floor Area 816 Sq.Ft. (75.80 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"



### Local Authority:

WODC Tax Band C / EPC Rating: 84/B

### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

### Tenure:

Freehold

Tel: 01993 772000

Email: [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

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