



# Holly House

47 Main Road, Long Hanborough, Oxfordshire OX29 8BD



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A most attractive, 3 bedroom detached, period cottage of character. Accommodation benefits from gas fired central heating (new boiler fitted in 2024) and includes 2 separate reception rooms, a conservatory, kitchen, cloakroom, and a first floor shower room. There is a good size, appealing garden and a garage plus ample driveway parking. There is also planning permission to replace the existing conservatory with a reception area and create a 4th bedroom with en suite. NO ONWARD CHAIN. EPC Rating: 50/E.

### Distances

Witney Market Square c. 5.3 miles / Oxford c. 9.4 miles / Hanborough Station c. 0.8 Miles / Woodstock c. 3.8 miles

### Directions

Leave Witney via Woodstock Road (A4095) and turn left at the 'T' junction. Continue past the villages of North Leigh and Freeland and upon reaching Long Hanborough, proceed over the mini-roundabout. Holly House (No. 47) is found on the left hand side just after Wasties Orchard and marked by a Thomas Merrifield For Sale board. 13K24







Ground Floor  
Entrance Porch  
Hallway  
Living Room  
Dining Room  
Conservatory  
Kitchen  
Side Lobby  
Cloakroom  
  
First Floor  
Landing  
3 Double Bedrooms  
Newly Fitted Shower Room

Gas (Radiator) Central Heating (parts of which are also underfloor)  
  
Outside  
Ample Driveway Parking (approximately 4 vehicles)  
Attached Garage  
Good Size, Appealing Garden  
Lovely View to Rear  
Planning Permission to Extend  
NO ONWARD CHAIN

**Guide Price £650,000 Freehold**  
**Council Tax Band: E**  
**Current EPC Rating: 50/E**







Ground Floor

First Floor

**47 Main Road, Long Hanborough**  
**Total Approx. Floor Area 1438 Sq.Ft. (133.60 Sq.M.)**  
 All items illustrated on this plan are included in the "Total Approx Floor Area"

**Contact:**

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