



23 Norridge Way  
Long Hanborough, Oxfordshire OX29 8FL



## 23 Norridge Way, Long Hanborough, Oxfordshire OX29 8FL

A substantial 4 bedroom detached house built around 2018 and forming part of this highly regarded development in the popular village of Long Hanborough, which has a mainline rail station, offering services to Oxford, Reading and London Paddington. The spacious accommodation benefits from gas central heating and double glazing and includes a downstairs cloakroom, 2 separate reception rooms, a large kitchen/family room and a utility room. Two of the principle bedrooms benefit from ensuite shower rooms and there is also a family bathroom. A garage and driveway parking is found to the side and there is a good size garden to the rear.

### Directions

Leave Witney via Woodstock Road (A4095) and turn left at the 'T' junction. Continue past the villages of North Leigh and Freeland until reaching Long Hanborough. At the mini roundabout turn right (third exit) into Church Road. Take the second left turn into Norridge Way and bear left. Number 23 is found on the left hand side.

All mains services. Ultrafast broadband available. Mobile & data: O2- 'Likely' (data 'Limited') coverage.

### Distances

Witney, Market Square c. 5.7 miles / Oxford c. 9. miles / Long Hanborough Train Station c. 1.4 miles / Woodstock c. 4.3 miles

Draft details - may be subject to alterations. 28E25







### GROUND FLOOR

Entrance Hall

Cloakroom

Living Room

Study/Family Room

Kitchen/Dining Room

Utility Room

Double Glazing

Gas Central Heating

### OUTSIDE

Garage

Driveway Parking

Good Size Garden

### FIRST FLOOR

Landing

4 Bedrooms

2 Ensuite Shower Rooms

Family Bathroom

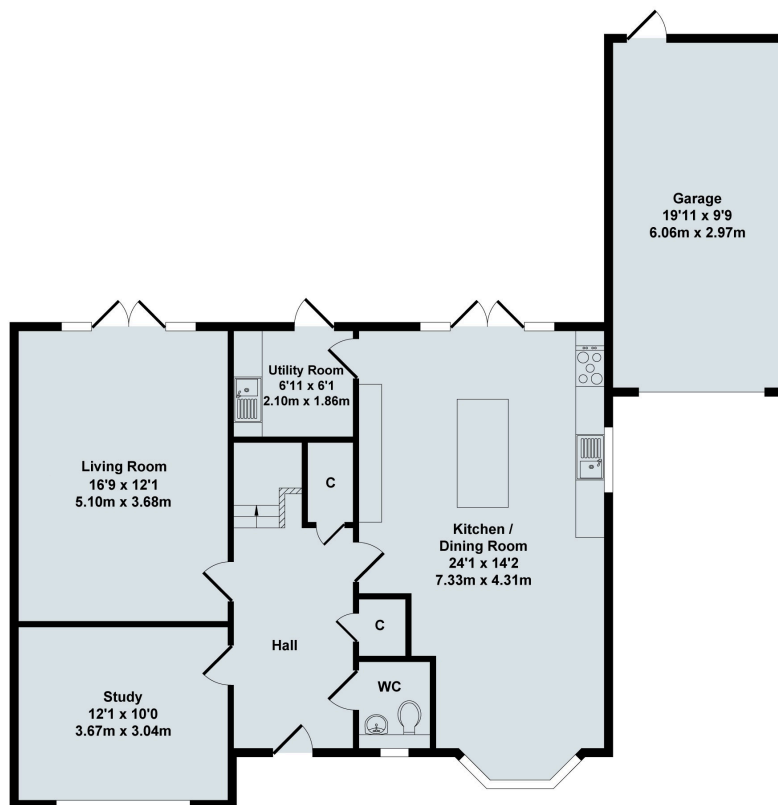
Sought-After Development

Current Estate Charge £210 per annum

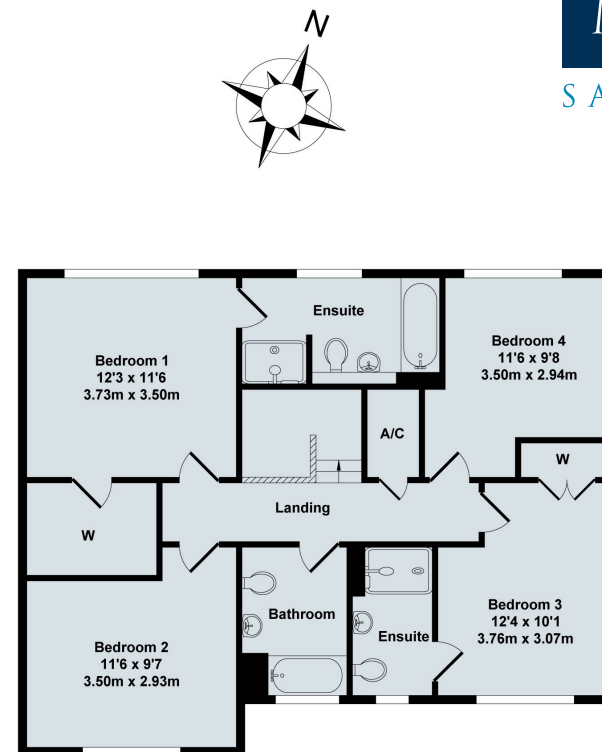
**Offers in Excess of £700,000 Freehold  
Council Band: F. EPC Rating: 86/B.**







Ground Floor



First Floor

23 Norridge Way, Long Hanborough, Witney OX29 8FL

Total Approx. Floor Area 1901 Sq.Ft. (176.60 Sq.M.)

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

### Contact:

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