



Situated in the sought after village of Long Hanborough, this three bedroom end of terrace family home with garage and off road parking occupies a fabulous corner plot with scope to extend (subject to planning permission)

Offered to the market for the first time in forty years this much loved family home presents exciting possibilities for future enhancements. With potential for extension and a loft conversion, subject to planning permission, you can truly make this house your own and tailor it to your lifestyle.

A well presented light and airy home, the property briefly comprises, enclosed porch with space for coats and shoes to be homed before entering the door to the living area which has a lovely large window letting in lots of natural light.

The sitting room overlooks the front garden and has access to the dining area at the rear of the property.

The kitchen is equipped with floor and eye level units and space for appliances.

A latter addition to the property, a conservatory is accessed from the dining room and is a lovely space for many activities, in recent years it has been used as a light space for completing puzzles, reading and playing games.!

On the first floor there are 3 bedrooms and a family bathroom.

Outside is a generous private garden laid to lawn, with gated access from the road with a driveway to a

block built garage with a flat roof and plenty of storage.

In summary, this three-bedroom end of terrace house is a fantastic opportunity for those looking to settle in a welcoming community, with the potential to create a family home. Don't miss the chance to explore the possibilities this property has to offer.

Long Hanborough is a vibrant village located between Woodstock and Witney north west of Oxford, with a mainline railway station offering direct services to Oxford and London Paddington.

The village is well served with a good range of amenities including doctor's surgery, post office, supermarket, fish and chip shop, a church, two pubs, a garage and a well-respected primary school. Catchment for the Ofsted 'Excellent' rated Bartholomew Secondary School.

The village is located above the Evenlode Valley and in recent years, the Blenheim Estate has opened up a number of delightful circular walks which start and finish near Hanborough Gate. Varying in length, they provide direct access to Blenheim Palace via permissive paths.





Accommodation Comprises;

Ground Floor - Entrance Porch, Sitting Room, Dining Room, Kitchen, Conservatory

First Floor - Master Bedroom, Two Further Bedrooms, Family Bathroom

Outside - Single Garage, Generous corner Plot

Freehold End Terrace Property

Brick Built under Tiled Roof

Services;

Mains Electric - EDF

Mains Water - Thames Water

Drainage - Thames Water

Storage Heaters Heating

Broadband - Please Check Using The Ofcom Site

Mobile Phone Coverage - Please Check Using The Ofcom Site

Local Authority - West Oxfordshire District Council

Council Tax Band - C





Approximate Gross Internal Area 958 sq ft - 88 sq m

Ground Floor Area 464 sq ft – 43 sq m

First Floor Area 349 sq ft – 32 sq m

Garage Area 145 sq ft – 13 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

