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Witney Road
Long Hanborough, Oxfordshire

Offers Over £400,000



Witney Road, Long Hanborough, Oxfordshire, OX29 8BH
Offers Over £400,000
Freehold

An individual detached stone built modern cottage constructed to an attractive design in 2016 within the very popular village of Long Hanborough, mid-way between Witney & Woodstock, close to rolling open countryside and some 1.5 miles from the exclusive Estelle Manor. The property is presented in excellent decorative condition and benefits from gas fired under-floor heating, secure gated driveway parking and a south facing rear garden. The accommodation includes a stylish open plan Kitchen/Diner, Cloakroom, Sitting Room with doors to the garden, and 2 double Bedrooms, both with en-suite facilities. The property would be ideally suited to a single person or couple seeking an active village location close to Oxford and the Cotswolds with great transport links. End of chain sale - viewing is highly advised.



SITUATION

Long Hanborough is a large, vibrant village with a strong community, lying mid-way between Witney and Woodstock and some 11 miles North West of Oxford. Village amenities include a modern GP surgery, a CO-OP store, a hairdressers, beauty treatment salon, dental surgery and two pubs, and primary school. The village is also in the catchment for Bartholomew secondary school in nearby Eynsham, rated 'outstanding' in the last Ofsted inspection.

The village is well placed for commuters and boasts a well-used railway station on the village edge with direct services to Oxford, Reading and London Paddington in just over an hour. There are also bus services to Witney, Woodstock and Burford. Beautiful countryside walks are available in all directions and the nearby Blenheim Estate can be accessed across the valley with fabulous walks around its extensive grounds. The exclusive Estelle Manor hotel & spa is about 1.5 miles via the A4095.

DIRECTIONS

On entering Long Hanborough from the Witney direction (A4095), the property will be found on your right, opposite the Suzuki garage. Satnav: OX29 8BH.

THE ACCOMMODATION

Hall

Staircase to first floor and understairs storage.

Sitting Room

Window to front and glazed double doors to the rear garden.

Kitchen/Diner

Contemporary gloss grey base and wall units with a timber style worktop and upstands, white single drainer sink, integrated dishwasher, electric oven and hob with extractor hood over, and stainless steel splashback. Breakfast bar, space for table, deep understairs storage, windows to front and rear.

Cloakroom

Concealed cistern WC, wash basin, plumbing for washing machine, cupboard housing 'Worcester' gas boiler, window to rear.

On the first floor

Landing

Access to roof space, Velux roof light, fixed desk with storage. Ideal study space.

Bedroom 1

Double aspect room with dormer windows front and rear, fitted double wardrobe with mirrored doors.

En-Suite Shower

Tiled cubicle, contemporary basin in vanity unit, concealed cistern WC, Velux rooflight, upright towel rail.

Bedroom 2

Dormer window to front, fitted dressing table and storage either side.

En-Suite Bathroom

White suite comprising panelled bath with tiled surround and shower over, contemporary basin in vanity unit, concealed cistern WC, dormer window to rear, upright towel rail.



OUTSIDE

Driveway Parking

Double gates provide access to a secure gravelled driveway with parking for 2-3 cars.

Garden Store

Stone built store with double doors. This has the potential for use as a home office.

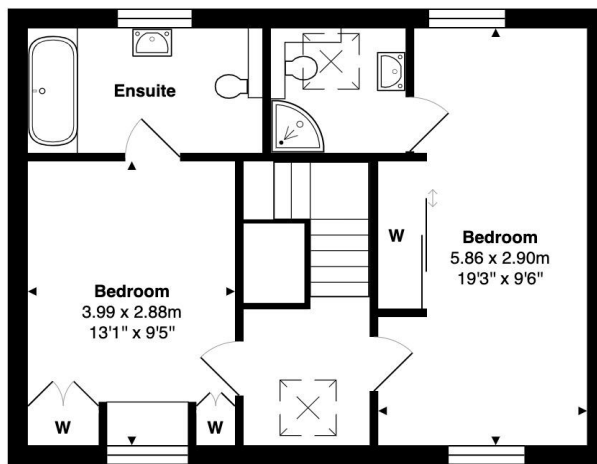
The Garden

Enclosed south facing rear garden with no overlooking properties at the rear. Comprises terrace, lawn, raised bed, outside taps, lighting and power. There is a small front garden, mainly gravelled, enclosed by a low stone wall.

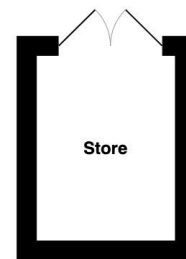
COUNCIL TAX

West Oxfordshire District Council - Band D.

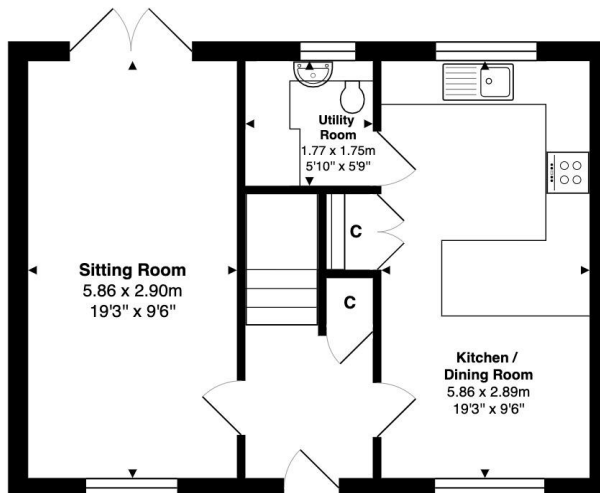
| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | 94 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



First Floor



Outbuilding



Ground Floor

Approximate Gross Internal Area

91.3 m² ... 983 ft² (excluding store)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk