



LEECHADWICK

SOLICITORS LLP
& ESTATE AGENTS



Wasties Orchard

Long Hanborough

Price £270,000

Telephone 01993 703272 Email kr@lee-chadwick.co.uk

www.lee-chadwick.co.uk

Local Authority: West Oxfordshire District Council

Council Tax Band: B for 2024/2025 - Tenure: Leasehold

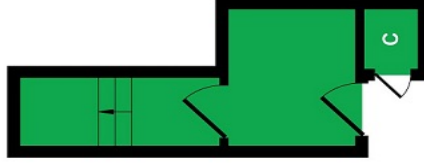
A 2 bedroom neatly presented First Floor Flat, Entrance Hall leading up to Living Room, Kitchen with Garage in separate block in the Popular Village of Long Hanborough.

The property comprises:

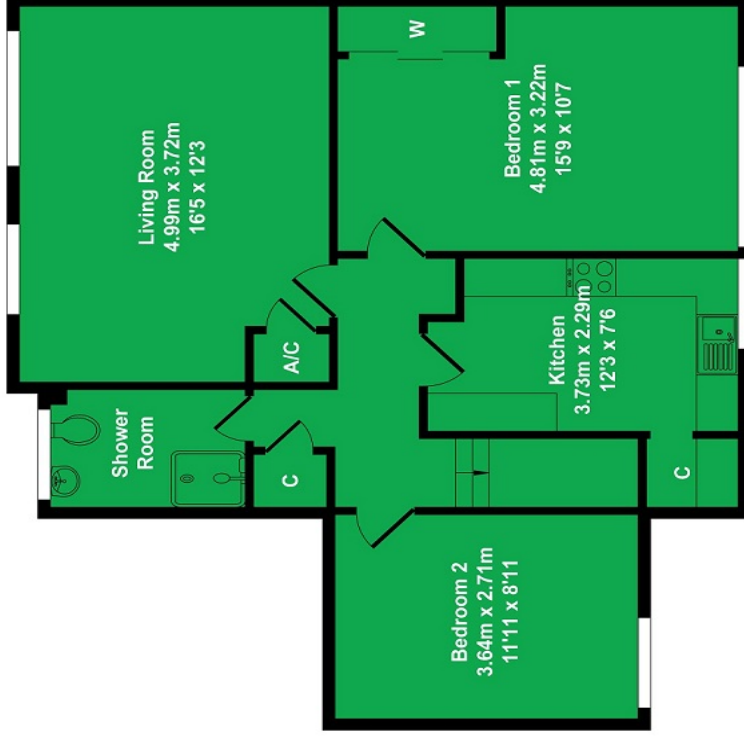
- Entrance Hall
- Fitted Kitchen
- Living Room
- Two Bedrooms
- Main Bedroom with fitted wardrobe
- Shower room
- Garage in separate block
- Separate Rear Garden



Garage
Approx. Floor
Area 12.50 Sq.M.
(135 Sq.Ft.)



Ground Floor
Approx. Floor
Area 5.70 Sq.M.
(61 Sq.Ft.)



First Floor
Approx. Floor
Area 67.0 Sq.M.
(721 Sq.Ft.)

Total Approx. Floor Area 917 Sq.Ft. (85.20 Sq.M.)











Long Hanborough is a Popular Village situated between Witney and Woodstock in the Cotswolds with its own train station with connections to Oxford and beyond. Long Hanborough benefits from a primary school, local Pub, village shop and surgery. A great location with a rural feel surrounded by the Cotswold countryside perfect for walking, cycling and family life.

Disclaimer: Lee Chadwick endeavours to ensure that the floorplans, measurements and descriptions are accurate but cannot accept any responsibility for any errors, misstatements or omissions. In any event all measurements are approximate and these particulars are intended for guidance purposes only. Wide angled lenses may have been used for the photography. Lee Chadwick has not tested any appliances and purchasers should not assume that any reference to them means that they are included in the sale. It should not be assumed that any necessary planning or building regulation or listed building consents have been obtained. Any warranty or representation in relation to the property may not be relied upon. These particulars may not be included or relied upon in any offer nor may they form part of any contract. Purchasers must rely on their own inspection, legal enquiry and survey in all respects

Our ref: KR/TRO002