



MANOR  
OXFORD









Holly House offers a three-bedroom detached property boasting unobstructed rear aspect views onto Blenheim Estate woods. Conveniently situated within the thriving village of Long Hanborough. Schools, shops pubs along with the popular Long Hanborough train station are all nearby.

The ground floor offers a welcoming entrance hall with a leading staircase, two reception rooms serve the property with the living room as well as a dining room with a conservatory. You will find a fitted kitchen with a breakfast bar along with a boot room utility and downstairs toilet.

Upstairs you will find the main bathroom along with three generous double bedrooms, two of which feature fitted storage options.

The rear garden has been landscaped and offers unobstructed views of the Blenheim Estate woods. Ample off-street parking is available via a gated gravel driveway along with a garage.

Planning permission has been approved for the erection of two-storey and single-storey rear extensions - West Oxfordshire District Council REF - 23/02489/HHD

Tenure: Freehold  
Council Tax Band: E  
West Oxfordshire

3



3



1



E











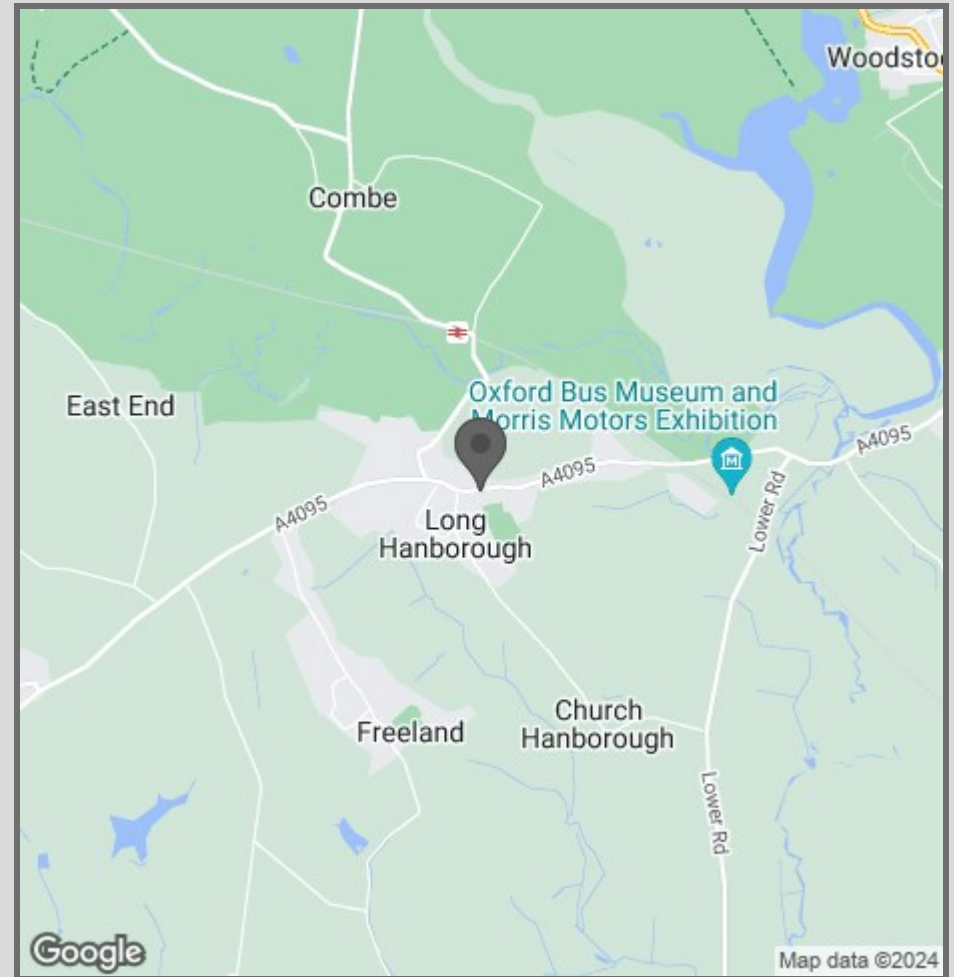








- Planning Permission Approved
- Character Property
- Detached
- Highly Favourable Location
- Thriving Village
- Amenities Nearby
- Fantastic Transport Links
- Unobstructed Views



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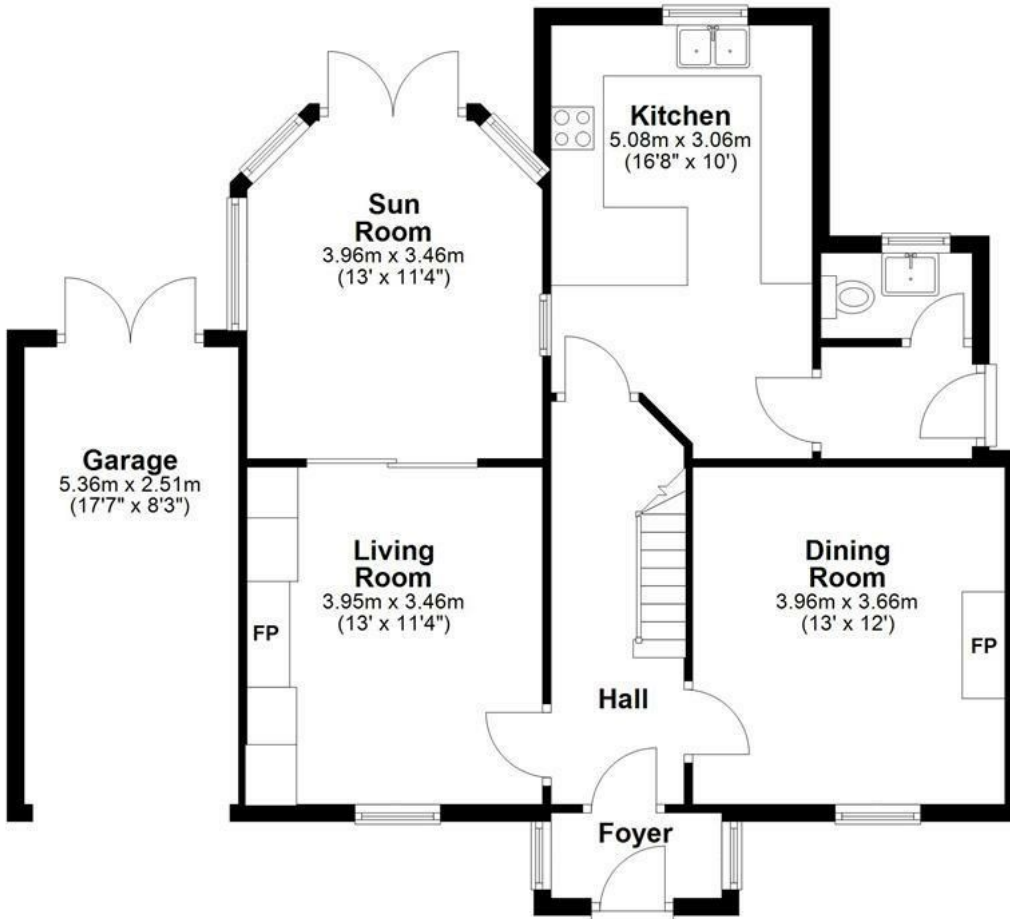
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### Ground Floor

Main area: approx. 71.2 sq. metres (766.5 sq. feet)  
Plus garages, approx. 13.5 sq. metres (144.8 sq. feet)



### First Floor

Approx. 49.5 sq. metres (532.3 sq. feet)



Main area: Approx. 120.7 sq. metres (1298.9 sq. feet)  
Plus garages, approx. 13.5 sq. metres (144.8 sq. feet)







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