



17 Witney Road, Long Hanborough

Offers In Excess of **£615,000**



17 Witney Road

A captivating detached home offering an abundance of charming period features located at the end of a peaceful cul de sac. The property sits in 0.14 of an acre and offers versatile accommodation comprising two reception rooms, a kitchen/breakfast room and a ground floor bathroom. Upstairs are three bedrooms overlooking the beautiful mature garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Attractive period cottage tucked away at the end of a cul de sac, with a generous plot overlooking woodland.
- The property is located in the centre of a popular village with excellent transport links including the S7 bus and the train station which offers a direct service to London Paddington in just over one hour.
- Set in an attractive garden of 0.14 of an acre, mainly laid to lawn with ample parking for multiple vehicles.
- The property offers versatile accommodation with two reception rooms, both with fireplaces, a kitchen/breakfast room and a ground floor bathroom. To the first floor are three bedrooms.
- Potential to extend to both the front and rear.
- Side access to the rear with an enclosed courtyard area and large workshop.

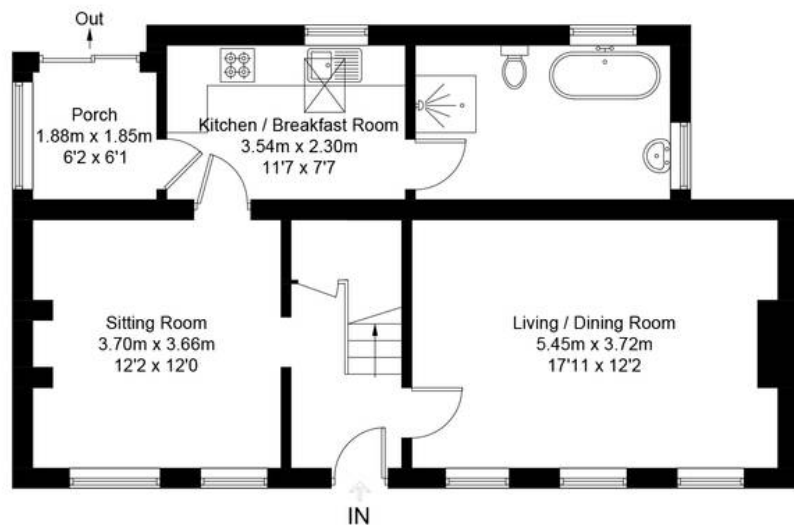




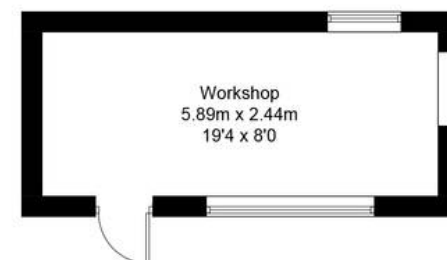
Witney Road, OX29

Approximate Gross Internal Area = 106.4 sq m / 1145 sq ft
Outbuilding = 14.6 sq m / 157 sq ft

For identification only - Not to scale



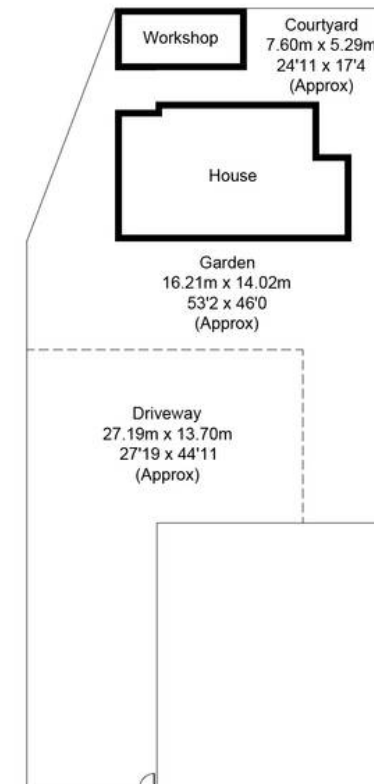
Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor





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