



**Connells**

Olivers Close  
Long Hanborough Witney



### Property Description

Tucked away in a peaceful Cotswold village, this beautifully presented four-bedroom home combines classic charm with modern ease of living.

Built in 2023 by renowned developer Rectory Homes, it offers all the benefits of a new build - energy efficiency, contemporary design, and low maintenance - wrapped in the timeless elegance of Cotswold stone.

Set on an exclusive development with a welcoming community spirit, the home is ideal for families, couples, or professionals seeking a high-quality home with a smaller, easy-to-manage garden. Enjoy tranquil countryside walks through nearby fields to the historic Pensley Wood, with Blenheim Palace just around the corner.

The village offers everyday convenience too, with a primary school within walking distance and a train station providing direct links to London and Oxford.

Inside, the property has been thoughtfully enhanced with numerous upgrades, including a high-spec integrated kitchen, bespoke shutters in the dining and living rooms, and Laura Ashley tailor-made Roman blinds throughout. Every detail has been carefully considered to create a home that's stylish, comfortable, and truly move-in ready.

Long Hanborough is a vibrant and well-placed village and is just a short walk from a local Blenheim Palace gate. There are shops for day-to-day needs including a Co-Op with Post Office, a modern primary school.

### Bathroom

7' 2" x 4' ( 2.18m x 1.22m )

### Living Room

19' x 10' 9" ( 5.79m x 3.28m )

### Kitchen/Dining Room

14' 2" x 19' 5" ( 4.32m x 5.92m )

### Bedroom 1

17' 1" x 9' 4" ( 5.21m x 2.84m )

### Bedroom 2

11' 2" x 9' 9" ( 3.40m x 2.97m )

### Bedroom 3

11' 1" x 11' 3" ( 3.38m x 3.43m )

### Bedroom 4/Study

7' 10" x 10' 5" ( 2.39m x 3.17m )

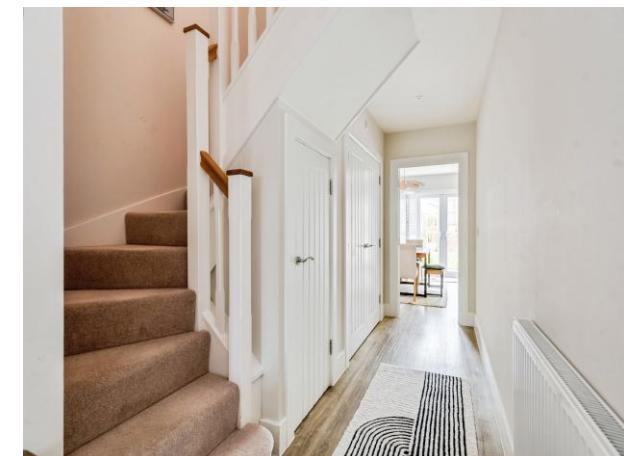
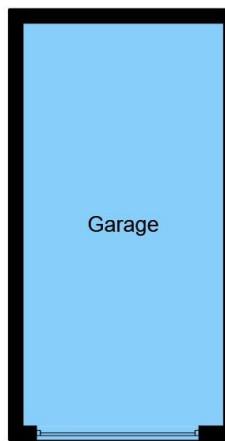
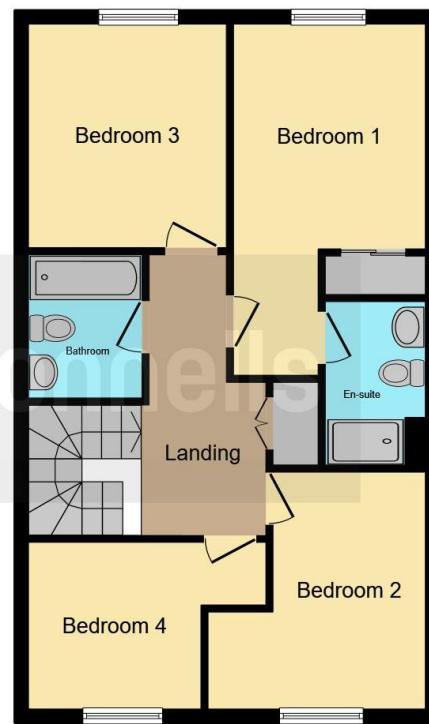
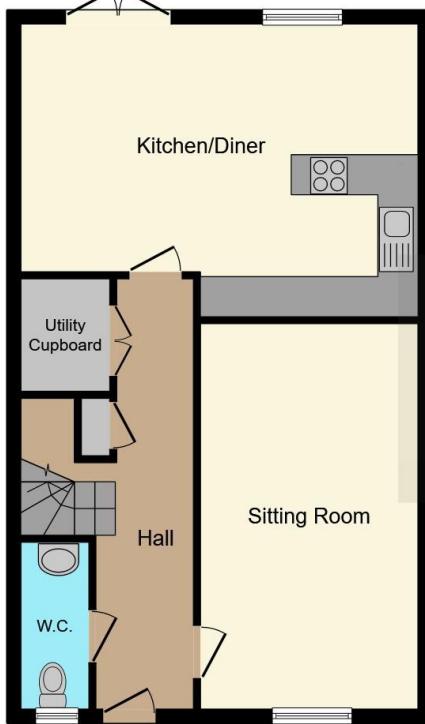
### Bathroom

7' 7" x 6' 1" ( 2.31m x 1.85m )

### En Suite

7' 9" x 5' 2" ( 2.36m x 1.57m )





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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13 Corn Street  
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EPC Rating: B    Council Tax  
 Band: D

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Tenure: Freehold



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