

property details **approval form**

14 Langford Way, Long Hanborough, Witney, Oxfordshire, England, OX29 8FP

Date: 20 August 2025

Property Ref and Version: WIT106193 - 0003

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property, we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Allen & Harris office: 54 Market Square, WITNEY, Oxfordshire, OX28 6AF

T 01993 705915 **E** witney@allenandharris.co.uk

property details **approval form**

14 Langford Way, Long Hanborough, Witney, Oxfordshire, England, OX29 8FP

Date: 20 August 2025

Property Ref and Version: WIT106193 - 0003

>> **price**

guide price £425,000

Tenure: Freehold

>> **key features**

- > Three Bedrooms
- > Master bedroom with En-Suite
- > Spacious Living Room
- > Modern Kitchen
- > Downstairs WC
- > Two Allocated Parking Spaces
- > Private Rear Garden
- > Ideal for Families or First-Time Buyers
- > EPC Rating: A

>> **short description**

Beautifully presented 3-bedroom family home featuring a spacious living room, modern kitchen, en-suite to master bedroom, and a private rear garden. Ideal for families or first-time buyers.

>> **long description**

Allen & Harris are delighted to present this well-proportioned three-bedroom semi-detached property, perfect for families or first-time buyers seeking comfortable and modern living.

The ground floor welcomes you with a bright and inviting hallway leading into a stylish fitted kitchen with integrated appliances and ample storage. To the rear, the spacious living room offers a great area for entertaining or relaxing, with patio doors opening onto the garden. A downstairs WC completes the ground floor layout for added convenience.

Upstairs, you'll find three good-sized bedrooms, including a generously sized master bedroom with an en-suite shower room. The remaining two bedrooms share a modern family bathroom with a full-sized bath.

Additional features include gas central heating, double glazing throughout, two allocated, private off-street parking spaces, partially boarded loft with loft ladder installed, Hive Smart heating and a Ring doorbell. Don't miss the opportunity to view this fantastic home - early viewing is highly recommended!

property details **approval form**

14 Langford Way, Long Hanborough, Witney, Oxfordshire, England, OX29 8FP

Date: 20 August 2025

Property Ref and Version: WIT106193 - 0003

>> room description

Entrance Hall

Downstairs W.C

Kitchen/Diner

13' 6" x 9' 3" (4.11m x 2.82m)

Lounge

16' 5" x 13' 5" (5.00m x 4.09m)

Bedroom 1

13' 3" x 9' 5" (4.04m x 2.87m)

En-Suite

Bedroom 2

10' 7" x 9' 6" (3.23m x 2.90m)

Bedroom 3

10' 7" x 6' 5" (3.23m x 1.96m)

Bathroom

Rear Garden

property details **approval form**

14 Langford Way, Long Hanborough, Witney, Oxfordshire, England, OX29 8FP

Date: 20 August 2025

Property Ref and Version: WIT106193 - 0003

>> **property images**



Your Allen & Harris office: 54 Market Square, WITNEY, Oxfordshire, OX28 6AF
T 01993 705915 **E** witney@allenandharris.co.uk

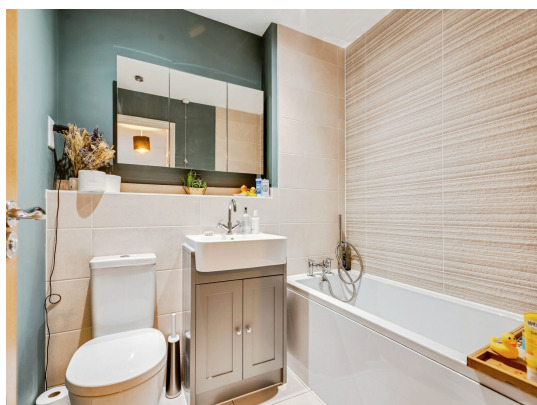
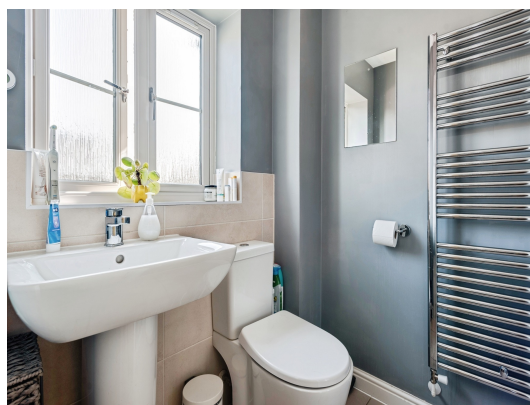
property details **approval form**

14 Langford Way, Long Hanborough, Witney, Oxfordshire, England, OX29 8FP

Date: 20 August 2025

Property Ref and Version: WIT106193 - 0003

>> **property images**



Your Allen & Harris office: 54 Market Square, WITNEY, Oxfordshire, OX28 6AF
T 01993 705915 **E** witney@allenandharris.co.uk

property details **approval form**

14 Langford Way, Long Hanborough, Witney, Oxfordshire, England, OX29 8FP

Date: 20 August 2025

Property Ref and Version: WIT106193 - 0003

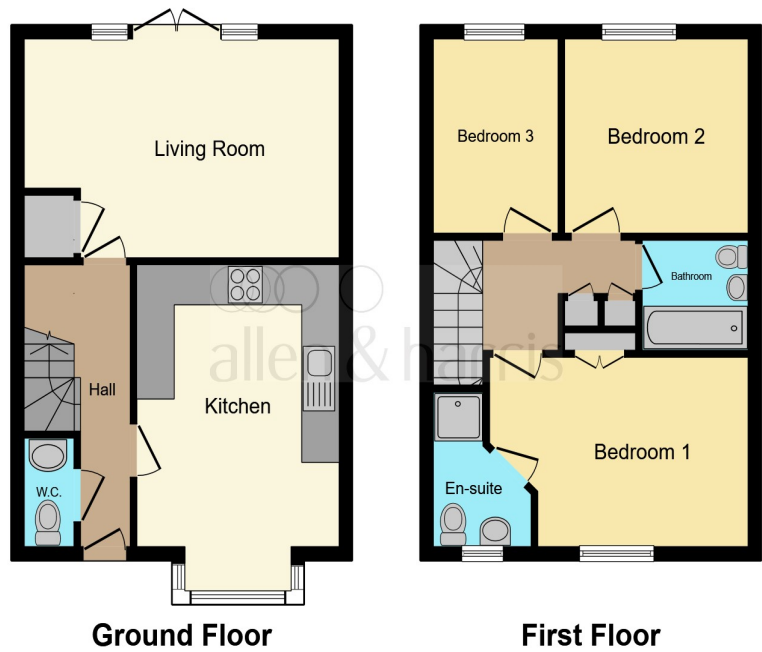
>> **property images**



property details **approval form**

14 Langford Way, Long Hanborough, Witney, Oxfordshire, England, OX29 8FP
Date: 20 August 2025 **Property Ref and Version:** WIT106193 - 0003

>> floor plan



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

>> approval

	Signature	Date
Meis Ross		
Mrs K. Elizabeth Harding Jones		