



JCP

ESTATE AGENTS
OXFORD

Main Road, Long Hanborough

A gorgeous and surprisingly spacious double fronted and extended Edwardian cottage with garden home office, enjoying views over the Blenheim Estate.

Stylish & Surprisingly Spacious Cottage with Views Over Blenheim Park | Sitting Room & Family Room | Light & Spacious Kitchen/ Dining Room with Bi-Fold Doors Overlooking Garden | Utility Room & Cloakroom | Three Double Bedrooms & Bathroom | Front Garden & Residents Permit Parking (soon to be instigated) | Glorious South Facing Rear Garden with Fantastic Home Office | Conveniently Located for Commuting by Train to Oxford & London Paddington | Accessible to Witney, Oxford & Woodstock and The Cotswolds

TENURE & POSSESSION

The Property is Freehold

DIRECTIONS

Leaving Oxford on the A44 Woodstock Road, take the third exit at the roundabout in the direction of Woodstock following the A44 and signposts towards Woodstock. At the roundabout on the outskirts of Woodstock turn left signposted Witney A4095 continuing through Bladon into Long Hanborough. On entering the village turn left into the railway station and then immediately right into the small service road where the property will be found on the left hand side.

LOCAL AUTHORITY

Council Tax Band E

Oxford City Council

Telephone: 01865 249811



DESCRIPTION & SITUATION

This delightful cottage affords a spacious and cosy home which has been much loved by the current owners and offers an ideal opportunity for somebody working from home or commuting to Oxford or London from the nearby train station. The property enjoys magnificent views over Blenheim Park with an inviting walled garden to the front leading up a path to the front door which opens into an entrance lobby. To the left is a sitting room with a front aspect and to the right is a family room with a wood burner which also enjoys a front aspect. Adjoining this room is a stylish and well fitted kitchen/dining room with bi-fold doors overlooking the rear garden. There is also a useful utility room and a cloakroom. On the first floor landing there are three double bedrooms and a magnificent bathroom. Outside to the front of the property is a small service road which will be designated a residents parking zone. To the rear is a sizeable enclosed established south facing garden with a super out building which has been converted into a really useful home office having originally been the ticket office for the station.

Lying some nine miles to the north west of Oxford, Long Hanborough is a bustling and conveniently located village twixt Witney and Woodstock. There is a nearby train station which provides regular services to Oxford and London Paddington. The village also enjoys good access to the A40 and A44. The village has its own primary school with nearby secondary schools in Eynsham and Woodstock. There is also doctor and dental surgeries, a Co-Op, two pubs, a church, petrol staion and a fish and chip shop.



