



ALISTAIR REDHOUSE

PROPERTY PARTNERS

Cotswold Stone Detached House – £439,950

Long Hanborough, OX29 8BH



More than agents...

We're your property



- Detached
- Cotswold Stone
- Kitchen/Breakfast Room
 - Sitting Room
- Holiday Let Potential
- Two Double Bedrooms
 - Two Ensuites
 - Ample parking
 - No Chain
 - Utility Room



Let's talk details:

Paxton Cottage is a charming, detached home built in 2018 boasting two bedrooms, crafted in the timeless elegance of Cotswold Grey natural stone and topped with a tiled roof. Its aesthetic is further enhanced by UPVC anthracite grey windows and a matching front door, adding a modern touch to its traditional charm.

Upon entry, one is welcomed by a delightful hall, with oak door leading to storage and serving as the focal point of the cottage's layout. The property's dual aspect design optimizes the use of space, ensuring a bright and airy ambiance throughout. The spacious sitting room spans the depth of the cottage, offering ample room for relaxation and entertaining. Adjacent to it lies the eat-in kitchen/breakfast room, mirroring the sitting room in size and providing a versatile space for culinary pursuits and casual dining. The Howdens kitchen is equipped with features which include integrated appliances such as a dishwasher, range cooker plumbing for a washing machine, and space for a fridge freezer. Additionally, a utility room conveniently adjoins the kitchen, enhancing practicality with door to the rear garden.

Heating is efficiently provided by a Worcester Bosch gas-fired boiler, delivering a wet system of underfloor heating to the ground floor, with individual zone controls ensuring personalized comfort. Radiator central heating is installed on the first floor, guaranteeing warmth throughout the property. Both bathrooms feature white sanitaryware, maintaining a clean and contemporary aesthetic. One ensuite boasts an over-bath shower with a glazed splash door, while the other offers a separate shower cubicle. Both bathing areas will be elegantly tiled in water-sensitive areas, ensuring durability and style.

Outside, the rear garden offers a delightful retreat, with paved areas for relaxation and raised planting beds adding a touch of greenery. Car owners will appreciate the provision for hardstanding/turning, accommodating at least four vehicles. Additionally, a stone-built store with electricity connection provides convenient storage space for tools and equipment, further enhancing the functionality of this charming cottage.





A little about the area...



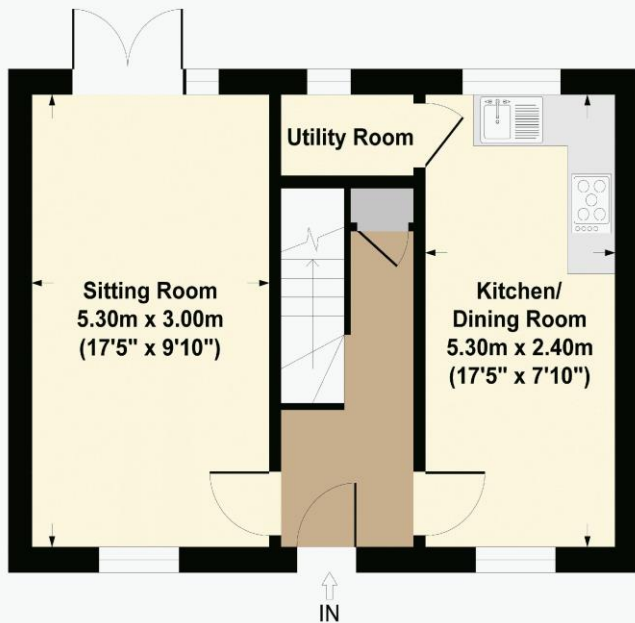
The village of Long Hanborough has a vibrant community and enjoys ample local amenities, including a Co-Op, medical centre, several pubs, fish & chip shop, hairdressers and a local garage.

In addition, there is a primary school.

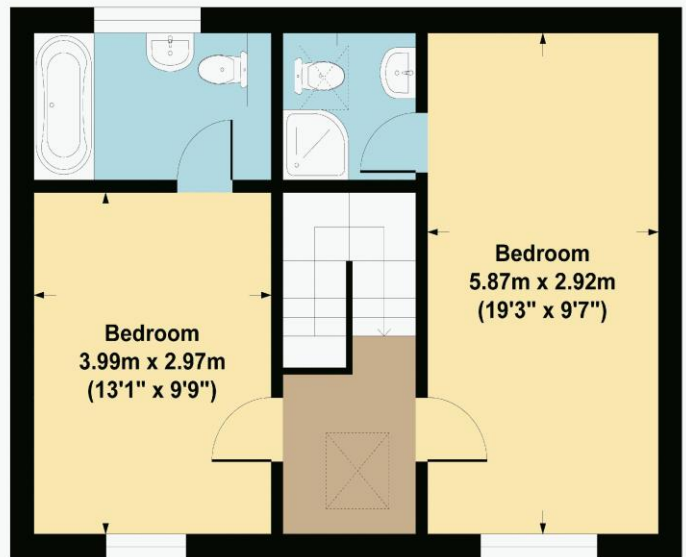
For travel, Long Hanborough is situated under 10 miles to Oxford, under 5 miles to Witney and 4 miles to Woodstock, which makes for easy access for commuting & day trips.

In addition, the village has a train station, with a train service to Oxford & London; alongside this, there is then a bus service to Woodstock & Witney.

Floorplan



GROUND FLOOR



FIRST FLOOR

PAXTON COTTAGE
APPROX. GROSS INTERNAL FLOOR AREA 85 SQ M / 918 SQ FT



Additional Information

EPC

Current – A
Potential – B

Council Tax

The Property is in council tax band D.

Viewings

Viewings on this property are strictly through Alistair Redhouse Property Partners.

Handling Agent

Lucinda Fuoco is the Property Partner looking after the sale of this property and she is working closely with the seller to ensure that they are the best person to answer your questions and to discuss your interest. You can contact Lucinda directly on the details on the next page and he will be happy to help.

Opening Hours

The offices of Alistair Redhouse are open 09.00-18.00 Monday to Friday and Saturday 09.00-17.00.

Your Property Partner...

Meet Steven, he takes pleasure in working in the area where he has lived since birth. Having attended the local school and participating in various clubs and activities, he is intimately familiar with all the narrow lanes, cul-de-sacs, and lesser-known locations of every property in the vicinity.

The area holds a special place in his heart, as his mother also grew up there with her family in Bladon. Regular visits to his grandmother's house allowed him to forge fond memories of her taking them to the local shop and strolls through Blenheim Palace. He takes pride in representing the local area and cherishes the stories and life experiences shared by its residents who live in this highly



Steven Buchanan

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