

MILLWOOD EDGE  
1B MILLWOOD VALE  
LONG HANBOROUGH OX29 8DF

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# Millwood Edge, 1B Millwood Vale

Long Hanborough OX29 8DF

Enjoying a prime spot in this thriving village just 7 miles from Oxford an attractive family home offering 2,745 sq ft of beautifully presented living space. Refurbished throughout the spacious accommodation includes a contemporary fitted kitchen with integrated appliances and island housing the induction hob. There is a generous sitting room with log burning stove and bi-fold doors to the dining room which create a superb social/entertaining space. Natural light from the bi-fold doors to the garden fills this whole area. The study, utility and fabulous garden room complete the ground floor picture. The spacious landing is approached via a light oak staircase and leads to the master bedroom that enjoys countryside views and ensuite with walk-in shower and 'His and Hers' sinks. A large ensuite guest bedroom, three further double bedrooms and modern family bathroom complement the ground floor living space perfectly.

Externally, there is plenty of off-road parking plus double garage and the delightful rear garden enjoys countryside views and offers a fantastic spot for alfresco dining with family and friends.

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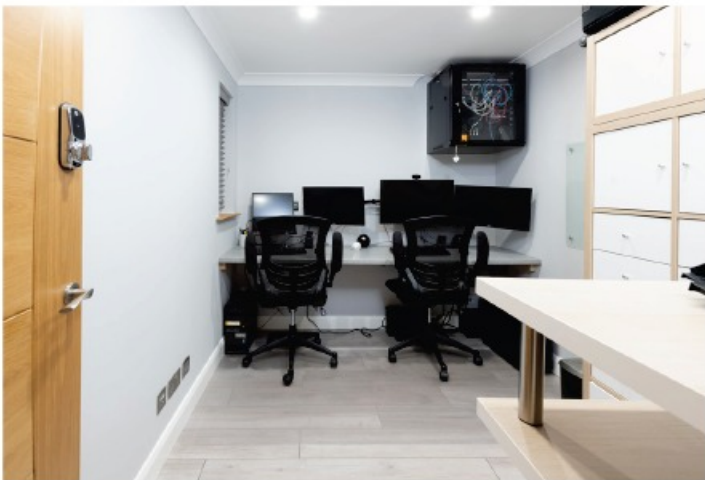


Stunning Views

**Guide Price: £900,000**











**Council Tax:**  
Band F - £2,865.24

**Parking**  
Double Garage &  
Driveway

**Local Authority**  
West Oxfordshire  
District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

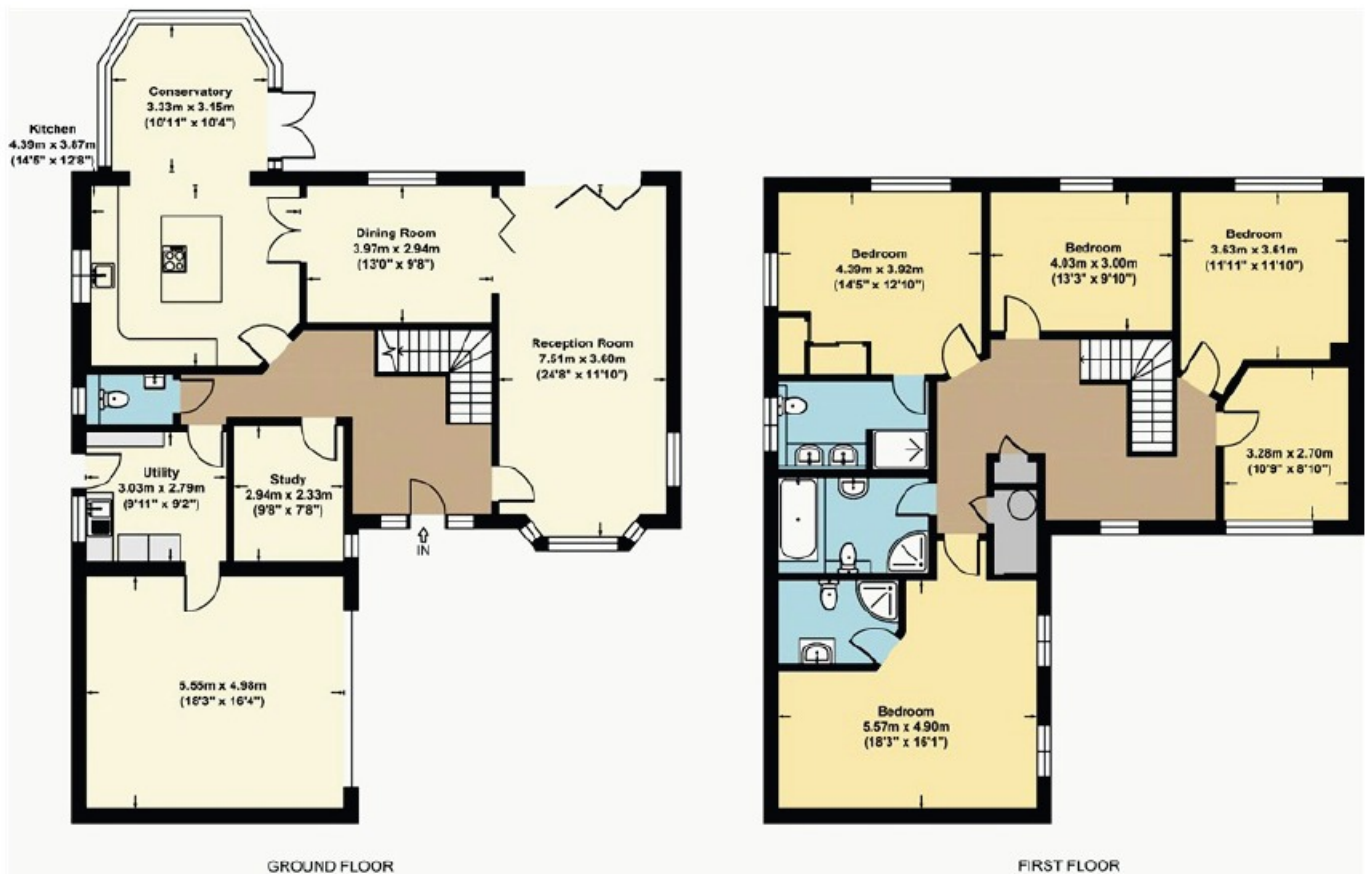
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# “Agent's comment”

*This fabulous home represents village living at its very best! Ample living space across two floors coupled with a delightful garden are just some of the fine attributes this fine property has to offer.*

*Long Hanborough is a vibrant and well-placed village standing above the Evenlode Valley, c.7 miles north-west of Oxford. There are shops for day-to-day needs including a Co-Op and Post Office, a modern primary school, medical centre, church, choice of pubs and garages. There is a mainline rail link Oxford/Paddington, and bus services to Woodstock and Witney.*



**MILLWOOD EDGE**  
**APPROX. GROSS INTERNAL FLOOR AREA 255 SQ M / 2745 SQ FT**





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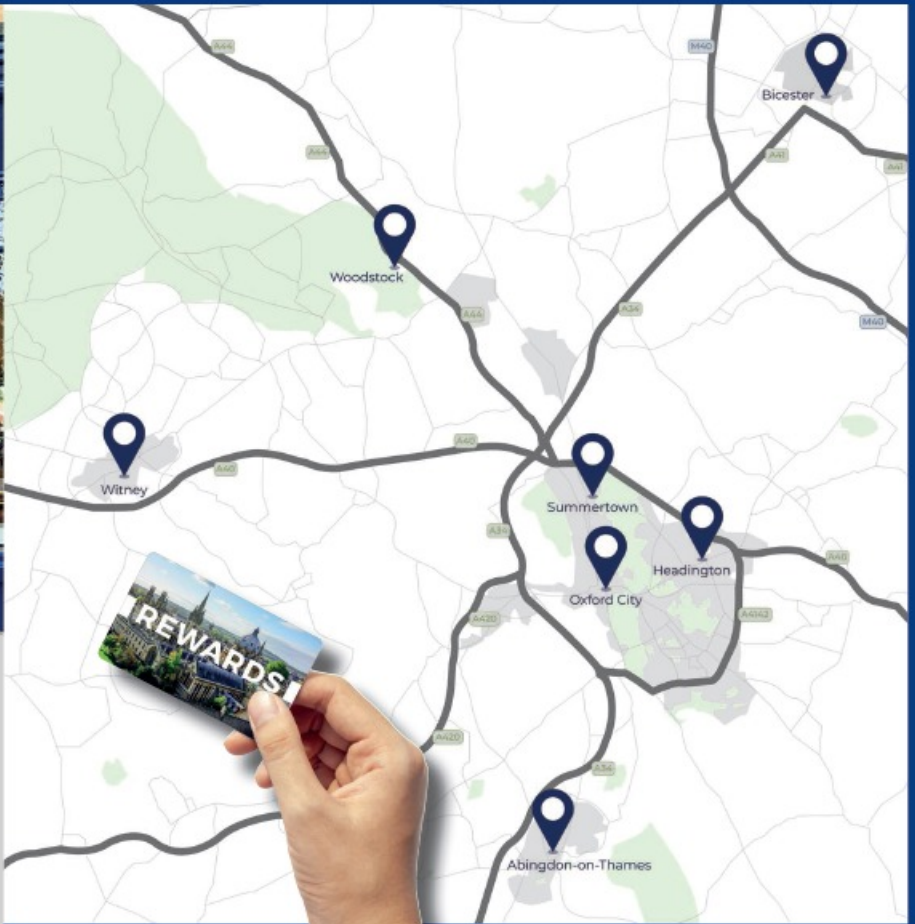
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**FROM LEFT:** Alexander Chappell, Julia Briggs, Sarah Thomas, Madison Peedell, John Bouwer



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