

3 NEW ROAD

LONG HANBOROUGH OX29 8BG

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Nicely positioned in the heart of this desirable village with its range of shops and mainline rail link to London/Paddington, this delightful chalet bungalow is being sold with no onward chain. Light-filled living space across two floors includes a triple aspect, well-appointed kitchen with ample space for family dining and doors lead out to the garden. The sitting room enjoys a wood burning stove and the doors to the garden, a bay window to the front and large window to the side ensure a light and airy feel.

Set with low-maintenance in mind the garden affords a high degree of privacy with seating areas to capture the sun throughout the day. Mature plants, and shrubs create a pretty outlook to the front. This superb home also boasts private, driveway parking. A wonderful opportunity to enjoy village life at its very best, an appointment to view is highly recommended.

GUIDE PRICE

£550,000

 **3/4**

 **1/2**

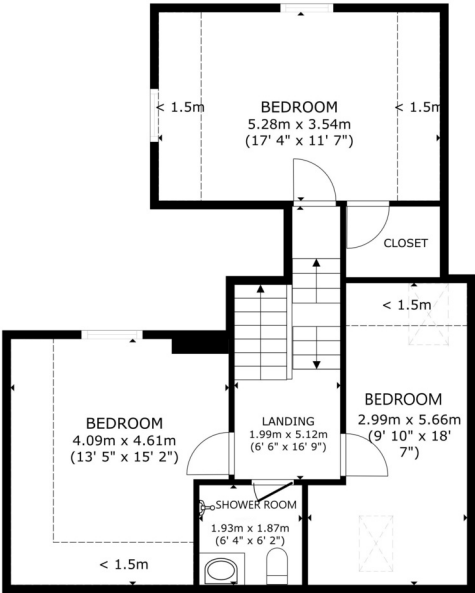
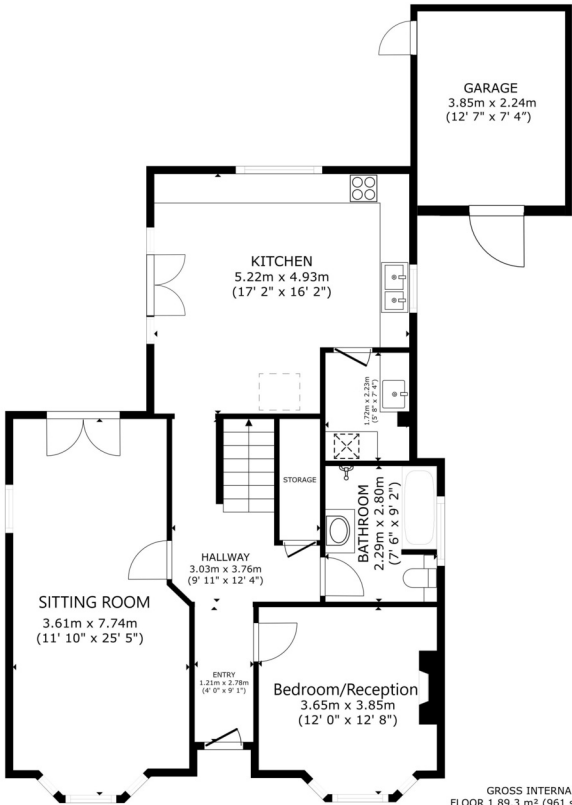
 **2**



Enclosed







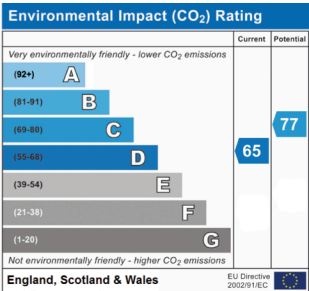
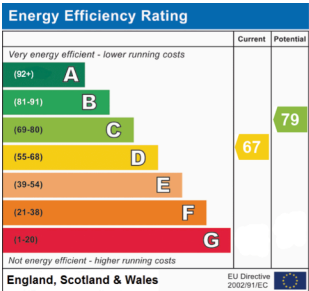
GROSS INTERNAL AREA (EXCLUDING GARAGE)
FLOOR 1 89.3 m² (961 sq.ft.) FLOOR 2 53.6 m² (577 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 13.3 m² (143 sq.ft.)
TOTAL : 142.9 m² (1,538 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band E - £2,936.57

Parking:
Off-street parking

Local Authority:
West Oxfordshire District Council



LOCATION COMMENT

Long Hanborough is well positioned in the triangle between Witney, Oxford and Woodstock. Its facilities include a railway station with a regular service to Oxford and London Paddington, a primary school, doctors surgery and pharmacy, dentist, Co-op store with late night opening hours, post office, hairdressers, two public houses, petrol station and garage. The village is well placed for access to major routes including the A40 and A44. Local secondary schools include Bartholomew School in Eynsham and Marlborough School in Woodstock. There are local, daily bus services to Witney, Woodstock and Oxford. Woodstock 3 miles, Witney 6 miles, Oxford 9 miles.



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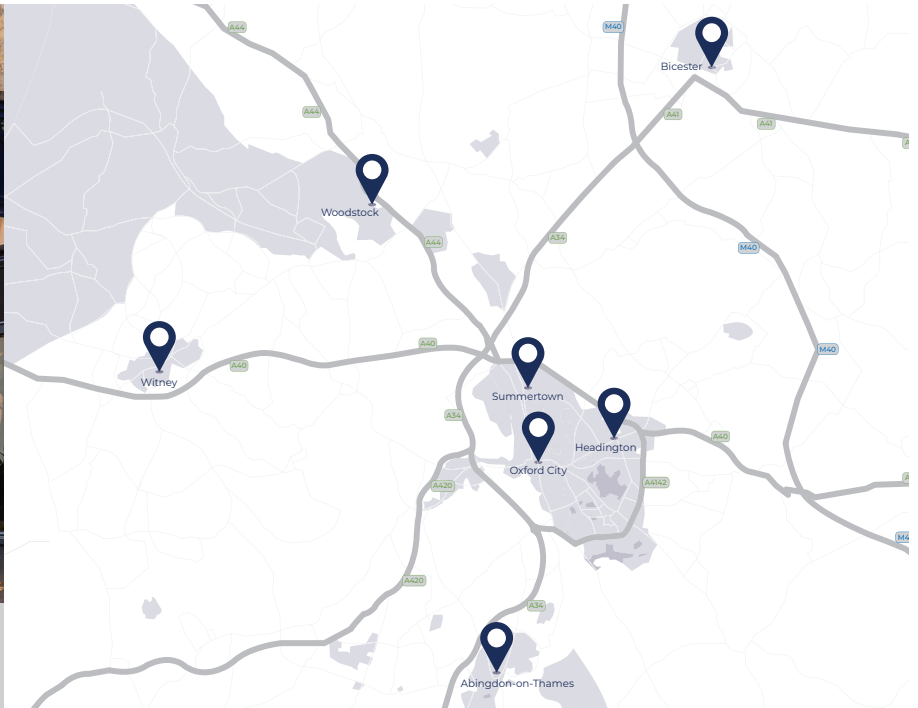
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