

# LANGFORD WAY

LONG HANBOROUGH, OXFORDSHIRE

# Langford Way

Long Hanborough, Oxfordshire

A beautifully presented 3-bedroom semi-detached home, built in 2019 by well respected Pye Homes. The downstairs accommodation leads from the hallway; the double aspect kitchen/diner with feature bay window is a lovely space. The formal sitting room stretching across the rear of the house has French doors leading out to the enclosed garden making this a particularly bright and spacious area for family life. Also with practical ground floor w.c. and storage cupboard to the lounge.

To the first floor are the three bedrooms; the principal with ensuite shower room and built in wardrobes. The entire home benefits from large and ample windows providing a great feeling of light and space and has been tastefully decorated throughout.

The rear garden is enclosed with side access to the single garage and driveway with parking for two cars.

## GUIDE PRICE

**£450,000**



3



1



2



Enclosed

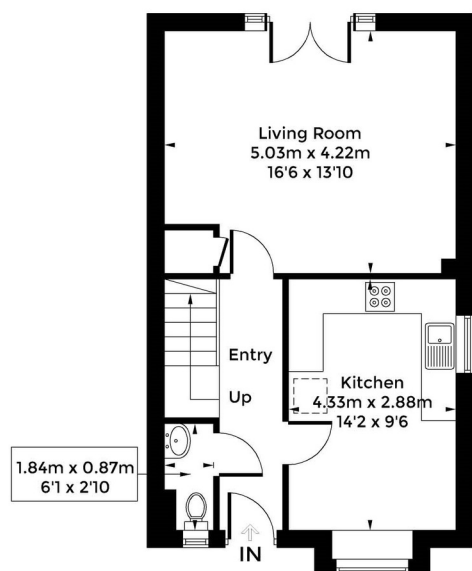




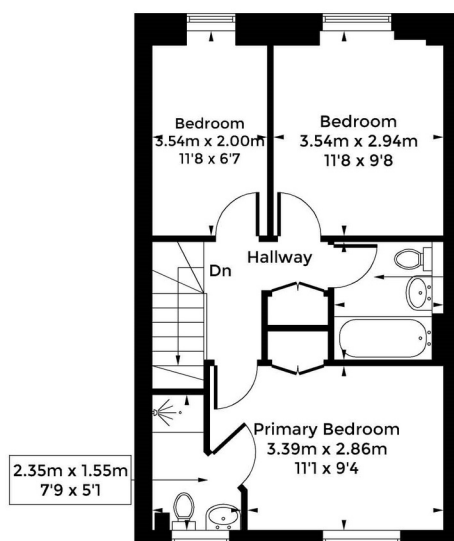




Approximate Gross Internal Area = 87.7 sq m / 944 sq ft  
 Outbuilding = 17.1 sq m / 184 sq ft  
 Total = 104.8 sq m / 1128 sq ft

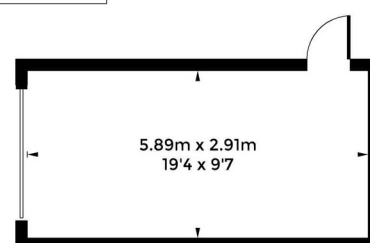


Ground Floor

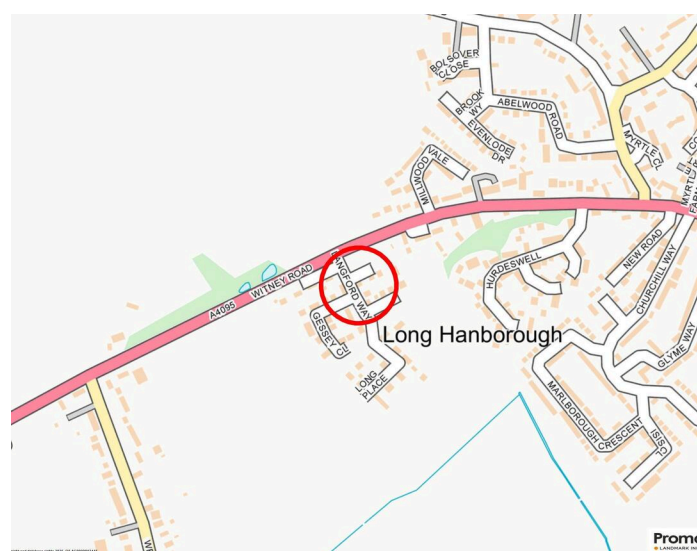


First Floor

2.04m x 1.88m  
6'8" x 6'2"



Garage  
 (Not Shown In Actual  
 Location / Orientation)



**Council Tax:**  
 Band D

**Parking:**  
 Garage with driveway parking

**Local Authority:**  
 West Oxfordshire District Council

Langford Way  
 Long Hanborough  
 OX29 8FP

Energy rating

**B**

Valid until

**30 September 2028**

Certificate number

**9361-3809-7206-9608-3095**

# “ LOCATION COMMENT

*Long Hanborough is a vibrant and well-placed village sitting c.7 miles north-west of Oxford. The large Co-op caters day-to-day needs including a post office. The medical centre includes a convenient pharmacy, there is a highly sort after primary and pre-school, two churches, choice of pubs, dentist, fish and chip shop and a garage. The Hanborough railway station on the Worcester-Oxford-London (Paddington) line, and a regular bus service to Oxford via Woodstock and to the local market town of Witney with an extensive range of amenities. The local community also has several sporting clubs and family activities including football, scouts/rainbows, tennis and cricket. Blenheim Palace is a short car journey to enjoy all the estate has to offer from 300 years of history to events and exhibitions.*





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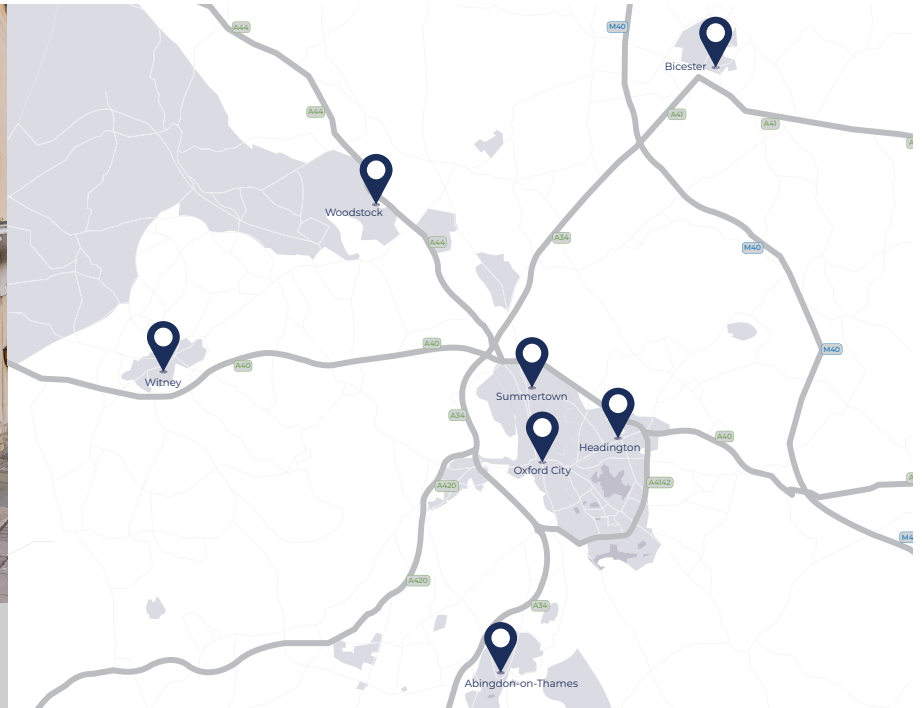
### Woodstock Sales

34 High Street  
Woodstock  
Oxfordshire  
OX20 1TG

t: 01993 811 881  
e: woodstock@breckon.co.uk



FROM LEFT:  
Phoebe Southgate, Gary Constant,  
Martyn Brittain, Cheryl Pearson



### Summertown

t: 01865 310 300 (sales)  
t: 01865 20 1111 (letting)  
e: summertown@breckon.co.uk

### Headington

t: 01865 750 200 (sales)  
t: 01865 763 999 (letting)  
e: headington@breckon.co.uk

### Oxford City Centre

t: 01865 244 735 (sales)  
t: 01865 20 1111 (letting)  
e: post@breckon.co.uk

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t: 01235 550 550 (sales)  
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### Witney

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t: 01993 899 972 (letting)  
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### Creative Department

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### Bespoke by Breckon

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e: bespoke@breckon.co.uk



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