

LANGFORD WAY

LONG HANBOROUGH, OXFORDSHIRE

Langford Way

Long Hanborough, Oxfordshire

A very attractive 3-bedroom home in the delightful and highly sought-after village of Long Hanborough.

The entrance hall leads to all the downstairs accommodation including the downstairs cloakroom. To the front of the house the kitchen/dining room fitted with Nobila cabinets and Neff integrated appliances and a feature bay window enhancing the light and space. Across the rear of the house, the well balanced living room has French doors leading into the south facing garden making it bright and welcoming. On the first floor are two well-proportioned double bedrooms, and a generous single room. The Principal bedroom benefits from an ensuite shower room and built in wardrobes. The family bathroom completes the accommodation.

Externally, there is side pedestrian access leading to the paved and turfed south facing rear garden edged with holm oak trees for extra privacy, and adjacent to the house is a garage with power and light and additional driveway parking.

 3

 1

 2

GUIDE PRICE

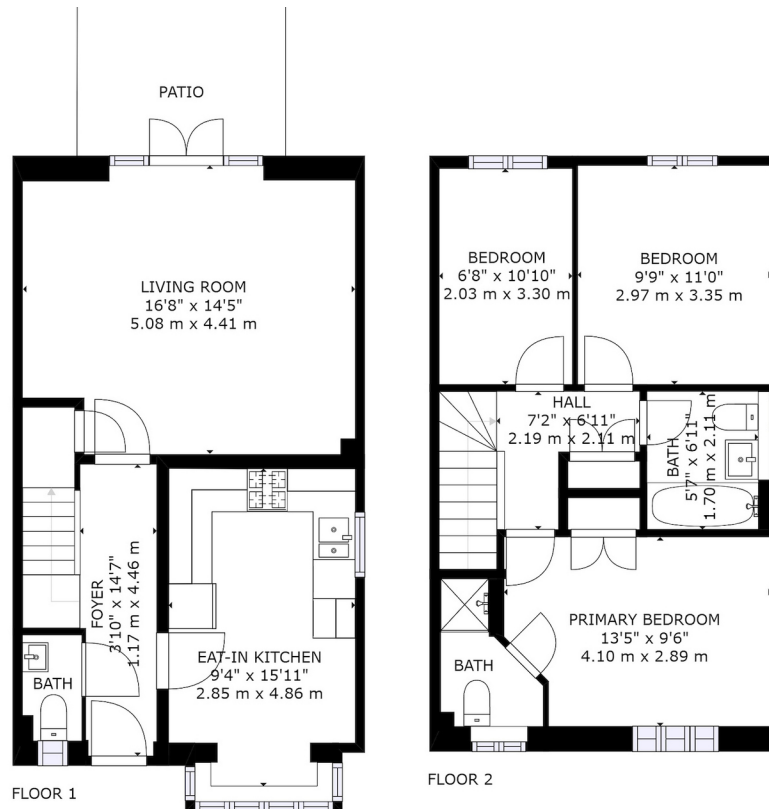
£450,000



South facing

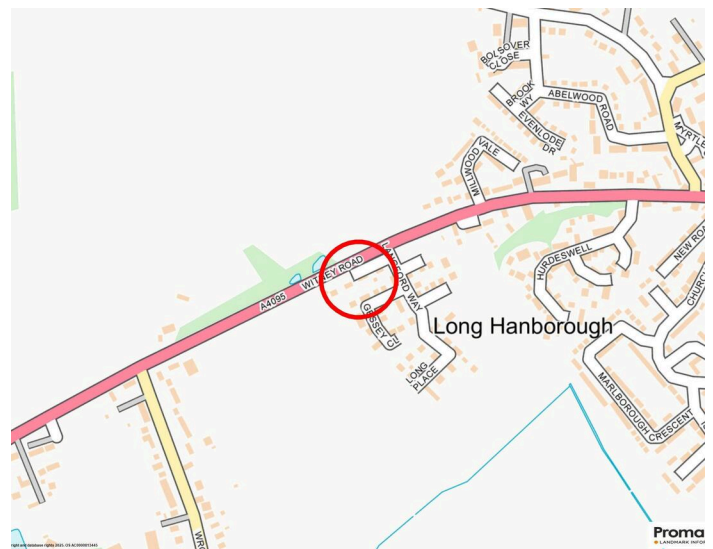






GROSS INTERNAL AREA
FLOOR 1: 500 sq. ft, 46 m²; FLOOR 2: 468 sq. ft, 44 m²
TOTAL: 968 sq. ft, 90 m²

ETEE AND DIMENSION ARE APPROXIMATE. APPLICABLE MAY VARY.



Council Tax:
Band D

Parking:
Garage with driveway parking

Local Authority:
West Oxfordshire District Council

Langford Way Long Hanborough OX11 1JN OX29 8FP		Energy rating B
Valid until 10 July 2028	Certificate number 8638-7133-5150-9969-6993	

“LOCATION COMMENT

Oxford is just 8 miles away, Cheltenham 35 miles and London less than 60 miles from the village. Closer to home Witney and Woodstock are both about 5 miles away. Neighbouring the Blenheim Palace, Parkland and Estate; Long Hanborough benefits from shops for day-to-day needs including a large Co-Op with Post Office and a petrol station. A popular draw for young families is the highly praised primary school: which feeds into the 'Outstanding' Bartholomew Secondary School in Eynsham. Also convenient are the medical centre with chemists, dentist surgery, churches and a choice of pubs. There is a railway station on the GWR line: Worcester-Oxford-London offering access to London and there is a regular bus services to Woodstock, Oxford and Witney.



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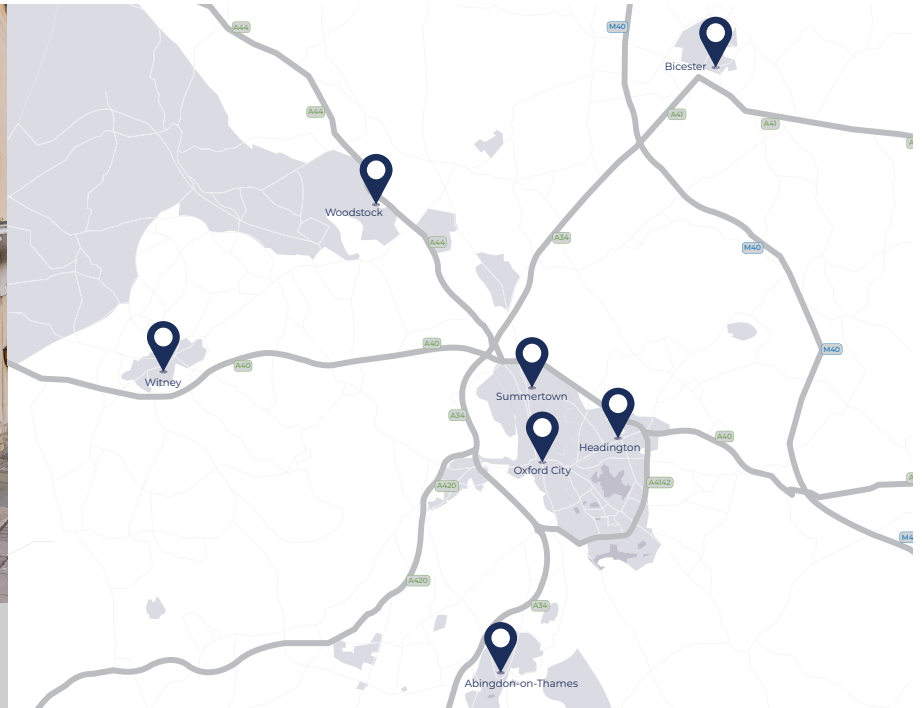
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