



HILLSIDE, SWAN LANE, LONG HANBOROUGH

FLOWERS 
ESTATE AGENTS









Hillside, Swan Lane, Long Hanborough, OX29 8BT

Freehold

- EPC Rating D | Council Tax Band G
- Detached five bedroom family home
- Inverted living arrangement
- Located within a private gated drive
- Recently fitted kitchen
- Excellent location with strong commuter links
- Landscaped rear garden with sunken seating area
- Integral double garage

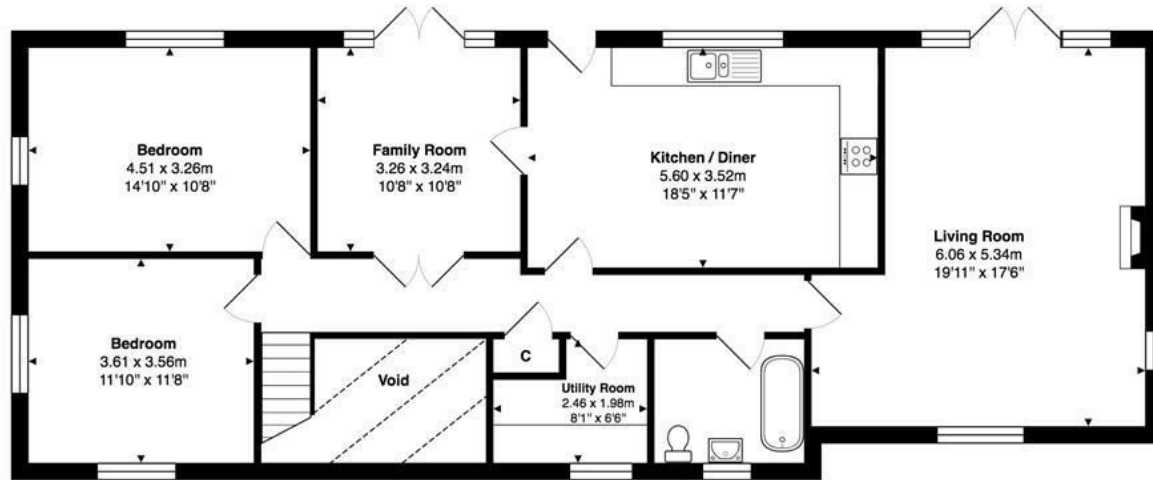
Tucked away discreetly from the road behind a private driveway in the centre of Long Hanborough, this five bedroom detached family home is characterised by its generously proportioned set of free-flowing and dynamic inverted living spaces.

Laid out over two storeys, the property has an internal footprint of over 2500 sq ft. Entry is via the front central hallway where the eye naturally follows the glass staircase upwards, emphasising the sense of height and easy flow of natural daylight which permeates the interiors. The primary living accommodation can be found on the first floor where a large dual aspect reception room is located to the right of the plan. The recently fitted shaker style kitchen/dining room opens to the family room where full height doors create a seamless blend between indoors and out. There are two well proportioned double bedrooms on this floor in addition to a bathroom and utility room for added convenience.

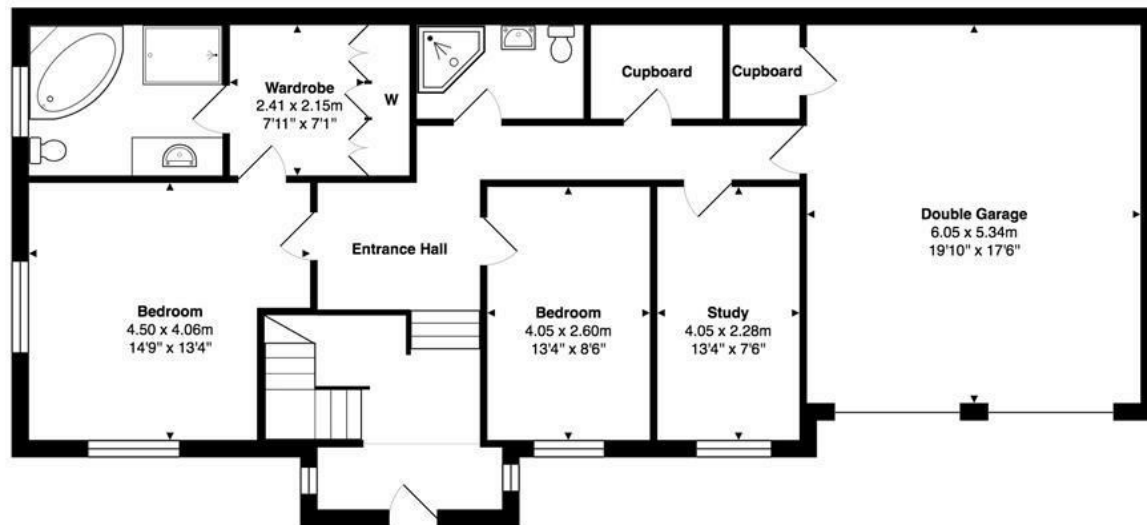
An impressive principle bedroom with dressing room and ensuite bathroom is located to the left of the ground floor plan in addition to the remaining two bedrooms and shower room. There is also an integral double garage.

Externally, a well stocked landscaped garden flows from the rear of the first floor. Awash with colour and greenery and complete with a sunken seating area, the garden is the ideal spot for entertaining during the summer months.





First Floor



Ground Floor

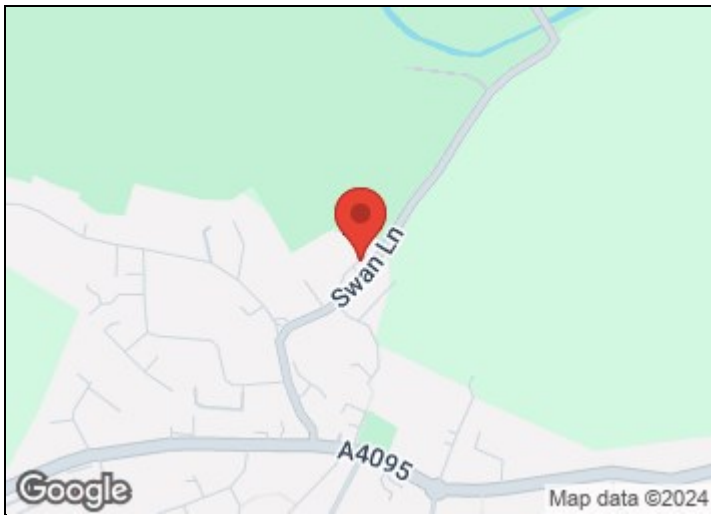
Approximate Gross Internal Area

234.0 m² ... 2519 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
 Drawn by E8 Property Services. www.e8ps.co.uk







CONTACT

Flowers Estate Agents

London House
 16 Oxford Street
 Woodstock
 OX20 1TS

01993 627766
woodstock@flowersestateagents.com

Energy Efficiency Rating

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

Long Hanborough

Is a thriving village located above the Evenlode Valley between Woodstock and Witney some 10 miles NW of Oxford. It has a good range of amenities including GP surgery, dentist, large Coop, fish and chip shop, church, two pubs, and a well-respected primary school. The village lies within the catchment area for Bartholomew secondary school at Eynsham and has a railway station with services to Oxford and London. Oxford Parkway Station is eight miles away.

Local Authority: West Oxfordshire District Council
Council Tax Band: G

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.

