



HILLSIDE, SWAN LANE, LONG HANBOROUGH

FLOWERS   
ESTATE AGENTS









# Hillside, Swan Lane, Long Hanborough, OX29 8BT

## Freehold

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

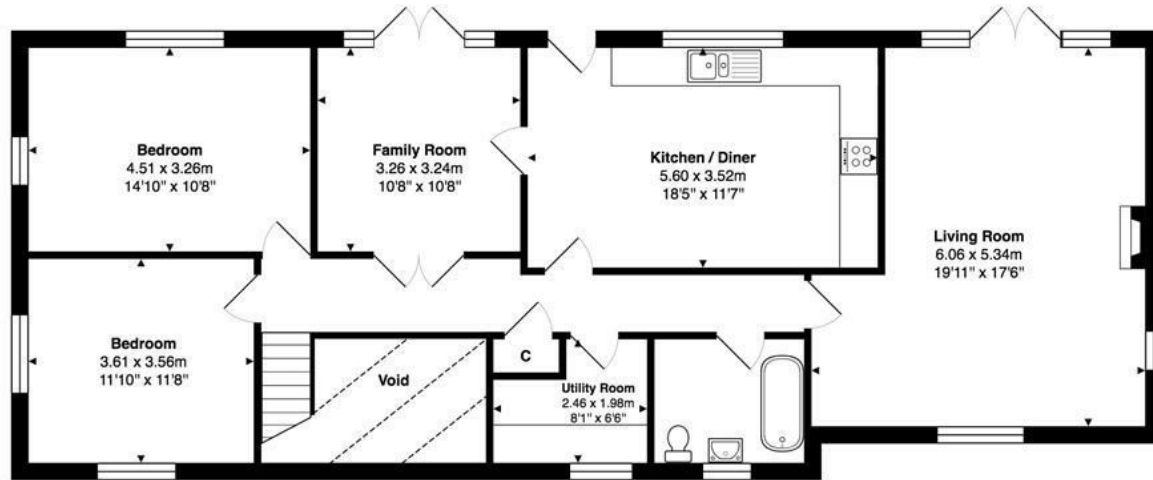
Tucked away discreetly from the road behind a private driveway in the centre of Long Hanborough, this five bedroom detached family home is characterised by its generously proportioned set of free-flowing and dynamic inverted living spaces.

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.

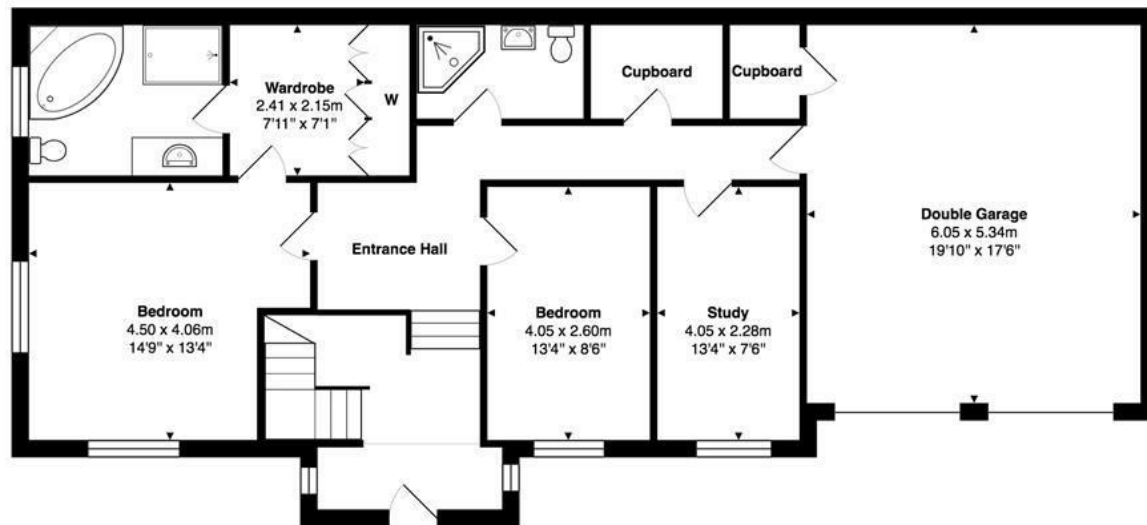
An impressive principle bedroom with dressing room and ensuite bathroom is located to the left of the ground floor plan in addition to the remaining two bedrooms and shower room. There is also an integral double garage.

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

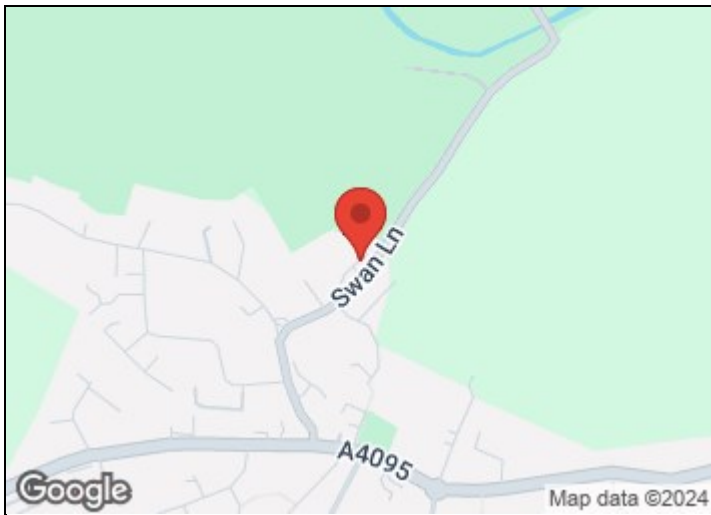
**Approximate Gross Internal Area**

234.0 m<sup>2</sup> ... 2519 ft<sup>2</sup>

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](http://www.e8ps.co.uk)







# CONTACT

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### Energy Efficiency Rating

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

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