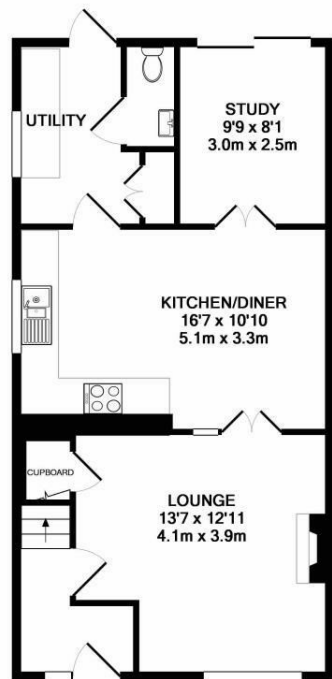


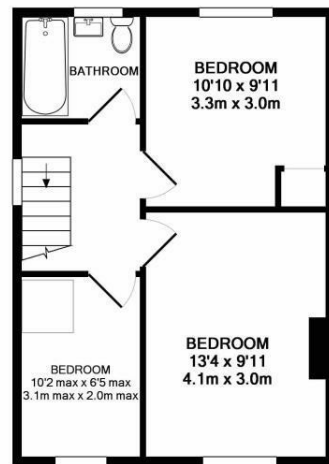


44, ABELWOOD ROAD, LONG HANBOROUGH, OX29 8DD

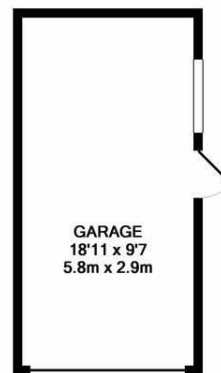
FLOWERS 
ESTATE AGENTS



GROUND FLOOR
APPROX. FLOOR
AREA 548 SQ.FT.
(50.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 390 SQ.FT.
(36.2 SQ.M.)



GARAGE
APPROX. FLOOR
AREA 180 SQ.FT.
(16.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1118 SQ.FT. (103.8 SQ.M.)

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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44, Abelwood Road, Long Hanborough, OX29 8DD

Freehold

- Semi-Detached
- Large Kitchen/Diner
- Downstairs WC
- Driveway parking for several cars
- EPC - D
- 3 Bedrooms
- Utility Room
- Garage
- Log burning Stove
- Council Tax band - D

With the benefit of being sold with no onward chain, an extended three bedroom semi-detached family home situated in the sought after village of Long Hanborough

Upon entry there is spacious and welcoming living room, complete with wood burning stove which is ideal for a cosy evening. A well proportioned kitchen leads into a designated utility room with downstairs WC which adds to the practicality of this family home. A separate study further compliments the ground floor. Upstairs the light and airy landing serves three good sized bedrooms and the family bathroom.

Outside there are gardens to the front and rear, a garage and driveway parking for several vehicles for added convenience.



' EXTENDED THREE BEDROOM FAMILY HOME WITH GARDENS, DRIVEWAY AND GARAGE '



CONTACT

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OX20 1TS

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woodstock@flowersestateagents.com

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Area description

Long Hanborough is a thriving village located between Woodstock and Witney c. 10 miles NW of Oxford. The village is well served with a good range of amenities including doctor's surgery, several shops, a church, two pubs, a garage, a primary school. Catchment for the Ofsted 'Excellent' rated Bartholomew Secondary School. Oxford is just 10 minutes away by train from Hanborough station. The village is located above the Evenlode Valley and access to Blenheim Palace grounds is about a mile away in neighbouring Bladon, giving delightful walks through to Woodstock.

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

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.

