



27, ROOSEVELT ROAD, LONG HANBOROUGH

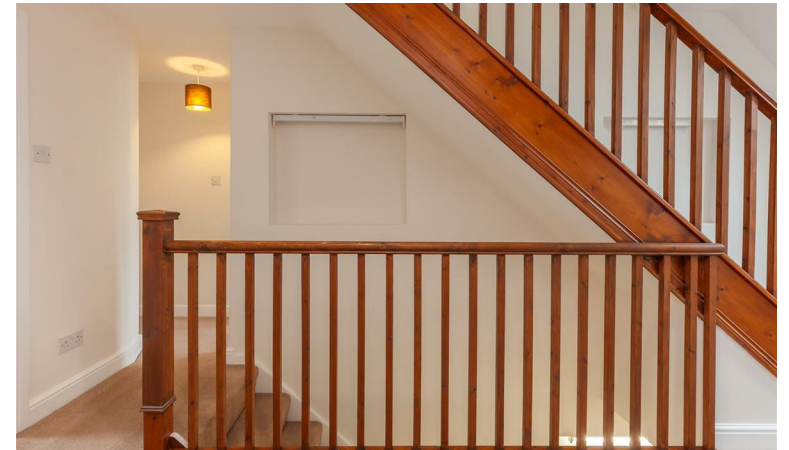
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## 27, Roosevelt Road, Long Hanborough, OX29 8JG

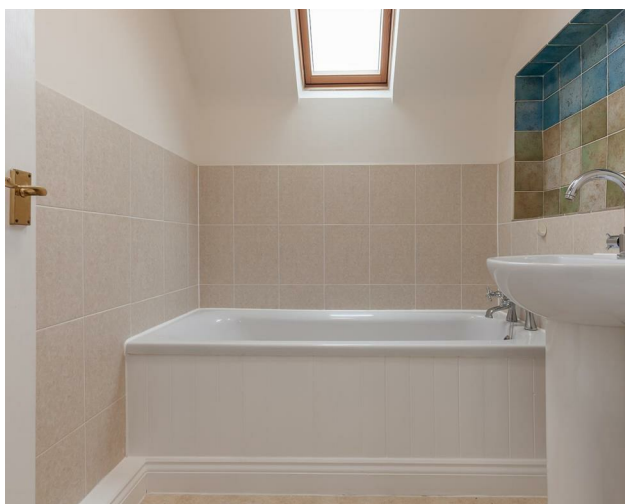
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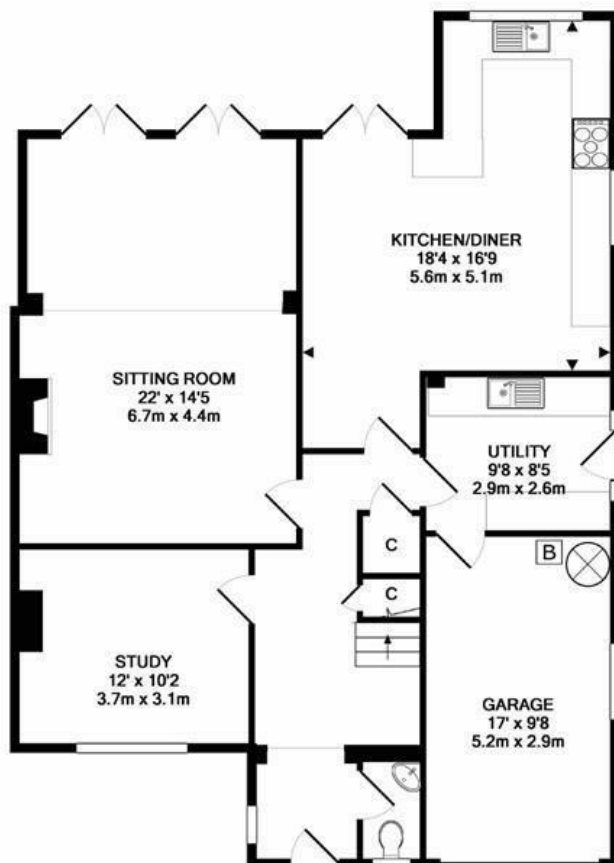
- Well presented five bedroom family home
- Generously proportioned throughout
- Extended reception room
- Large rear garden
- EPC Rating D | Council Tax Band E
- Sought after village location with excellent commuter links
- Kitchen/dining room
- Study
- Offered with no onward chain

Situated in the sought after village of Long Hanborough, this substantial five bedroom home offers a series of bright, generously proportioned and versatile living spaces, making it ideal for modern day family life.

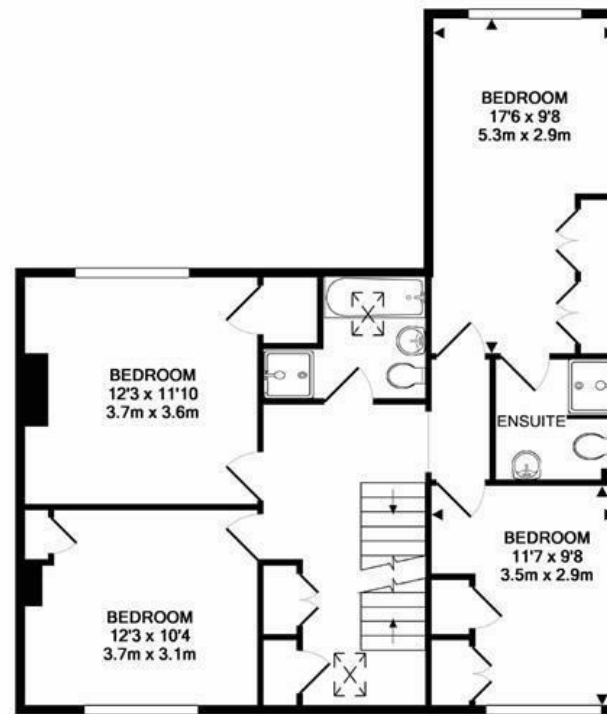
Entry is gained via the central hallway which leads through to a sociable and stylishly presented kitchen/dining room with range cooker. An extended reception room sits to the left of the plan where an open fire forms a natural focal point. Twin French doors provide direct access to the rear garden, drawing in plenty of natural light and creating a wonderful sense of flow between the inside and outside spaces. From the hallway there is also access to the study, utility room and downstairs cloakroom. To the first floor are four double bedrooms with built in storage, one en-suite shower room and a further family bathroom. The fifth bedroom and additional bathroom occupy the second floor.

Awash with greenery, the property benefits from a mature and well maintained rear garden. A generous patio area flows from the back of the house to provide an idea spot for entertaining. There is also a large expanse of lawn which is enclosed by hedging. Ample driveway parking is available at the front of the property along with a single garage. Offered with no onward chain.

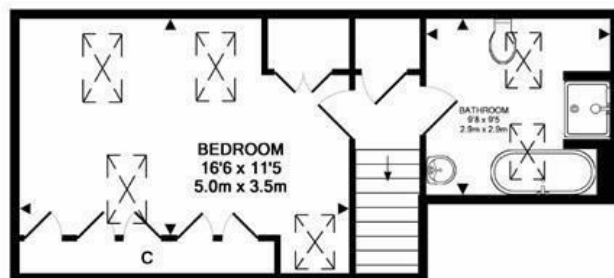




GROUND FLOOR  
APPROX. FLOOR  
AREA 1108 SQ.FT.  
(102.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 801 SQ.FT.  
(74.4 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 367 SQ.FT.  
(34.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2276 SQ.FT. (211.4 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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## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>62</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	

### Area description

Long Hanborough is a vibrant village located between Woodstock and Witney c. 10 miles NW of Oxford, with a mainline railway station offering direct services to Oxford and London Paddington. The village is well served with a good range of amenities including doctor's surgery, several shops, a church, two pubs, a garage and a well-respected primary school. Catchment for the Ofsted 'Excellent' rated Bartholomew Secondary School. The village is located above the Evenlode Valley and in recent years, the Blenheim Estate has opened up a number of delightful circular walks which start and finish near Hanborough Gate. Varying in length, they provide direct access to Blenheim Palace via permissive paths.

**Local Authority:** WODC

**Council Tax Band:** E

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.



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