

MARTYN COX
— & COMPANY —



Cowslip Cottage, 1b Main Road, Long Hanborough – OX29 8LP
Witney

Welcome to Cowslip Cottage

A very appealing cottage style semi detached property, located next to Christ Church and within easy reach of the village amenities and Hanborough train station.

The nicely presented accommodation comprises entrance hall, cloakroom, a stunning kitchen opening to the impressive living/dining room with French doors accessing the rear garden, three bedrooms and a bathroom. Gas central heating, lovely first floor views and two parking spaces at the rear of the garden.

Long Hanborough is well positioned in the triangle between Witney, Oxford and Woodstock. It also boasts a railway station with a service to Oxford and London, bus service, a primary school, surgery, Co-op, post office and a couple of public houses. The village is an attractive mixture of old and modern property straddling the A4095 which provides access to the major routes.

Myrtle Farm Court (Long Hanborough) Residents Co Ltd. Annual service charge variable - 2023 payment £428.00.

Council Tax band: D £2,181.06

Tenure: Freehold

EPC Energy Efficiency Rating: B

Cottage style modern home next to Christ Church

Close to village amenities and train station

Three bedrooms

Living/dining room

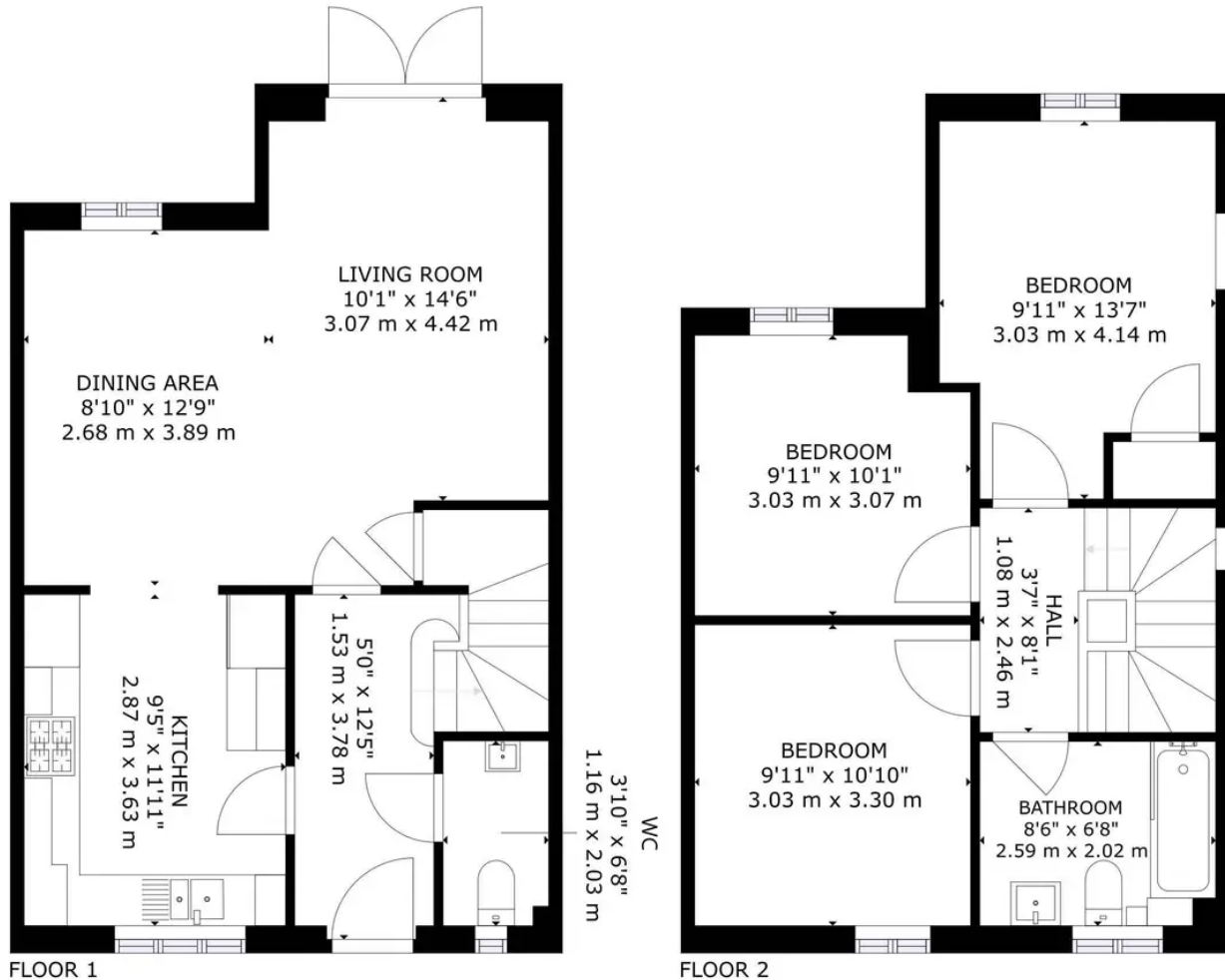
Kitchen

Cloakroom and bathroom

Gardens and parking at rear







GROSS INTERNAL AREA
 FLOOR 1: 523 sq.ft, 49 m², FLOOR 2: 483 sq.ft, 45 m²
 TOTAL: 1006 sq.ft, 94 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only