

2, NORRIDGE WAY, LONG HANBOROUGH

FLOWERS
ESTATE AGENTS























2, Norridge Way, Long Hanborough, OX29 8FL

Freehold

- Detached five bedroom family home
- Generous, light-filled accommodation
- Large and secure rear garden
- Located within easy reach of excellent travel links
- Council Tax Band G
- Located on a small development within Long Hanborough
- Contemporary interiors
- Double garage
- EPC grade B

An exceptional five-bedroom detached family home, offering over 2500 sq ft of beautifully appointed accommodation, situated within a sought-after modern development in the popular village of Long Hanborough. Constructed in 2019, this elegant double fronted residence combines generous proportions with a versatile layout, perfectly suited for modern family life.

The large central hallway provides an impressive introduction to the home and sets the tone for the remainder of the tour. The ground floor plan comprises a study, elegant sitting room featuring glazed French Doors opening onto the rear garden and second reception room - ideal as a playroom, snug or formal dining area. At the heart of the home is a superb open plan kitchen/dining room. Beautifully designed with central island and glazed doors creating a seamless connection with the outside spaces. A separate utility room and W.C. complete the ground floor.

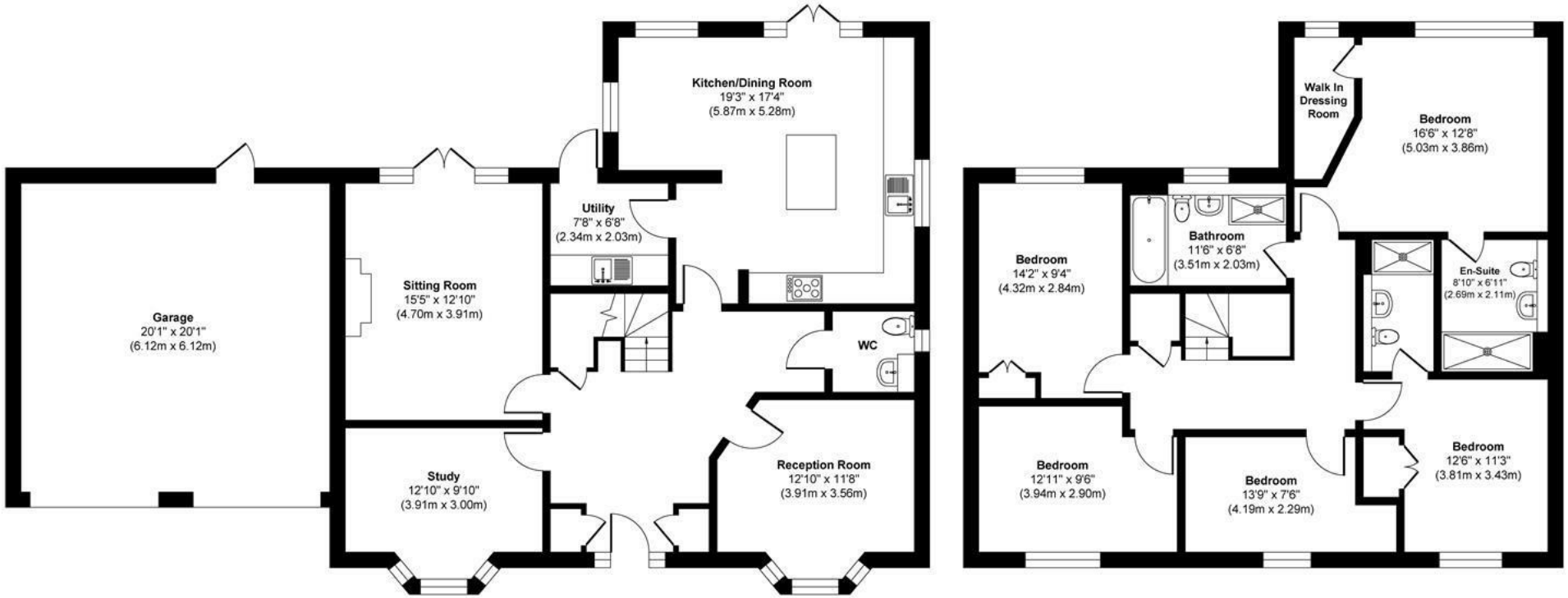
The first floor offers five well proportioned bedrooms. The principal suite enjoys a dressing room and stylish en-suite, whilst the second bedroom also benefits from built-in wardrobes and en-suite. The three further bedrooms are served by a contemporary family bathroom.

Externally, the property benefits from a large landscaped rear garden which provides the ideal setting for outdoor entertaining. There is also a double garage and driveway parking.

Built to a high specification and presented in excellent order throughout, this is a substantial modern home offering exceptional space, flexibility and comfort in one of West Oxfordshire's most desirable villages.

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Approximate Gross Internal Area 237.55 sq.m / 2557 sq.ft



Ground Floor
Approximate Floor Area
1512 sq.ft
(140.47 sq.m)

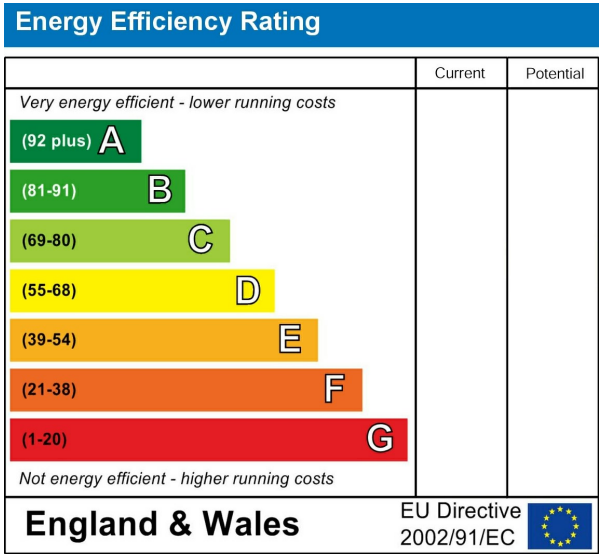
First Floor
Approximate Floor Area
1045 sq.ft
(97.08 sq.m)

Illustration for identification purpose only, measurements are approximate, not to scale.









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: WODC
Council Tax Band:

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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