



**Connells**

Norridge Way  
Long Hanborough Witney



### Property Description

Set in the popular village of Long Hanborough, this beautifully presented two bedroom semi detached home offers bright, modern living space. Ideally positioned for access to local shops, countryside walks and excellent transport links, the property is perfect for first time buyers.

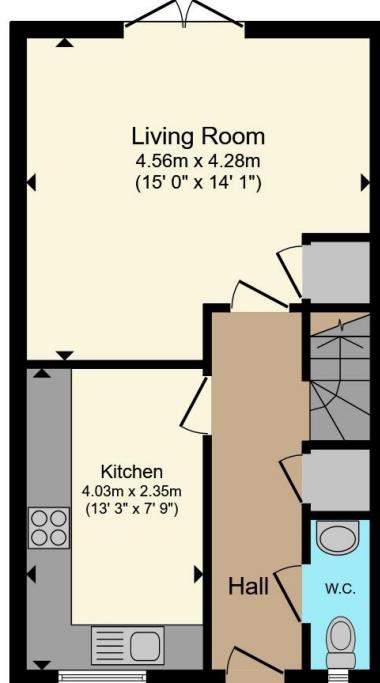
The ground floor features a stylish front aspect kitchen with plenty of storage space and room for appliances and a welcoming hallway with a useful downstairs WC. To the rear, the spacious living room opens onto the garden via double doors, creating a light and airy space ideal for relaxing or entertaining.

Upstairs are two generously sized bedrooms, including a superb 15ft principal bedroom. The modern three-piece family bathroom completes the first floor.

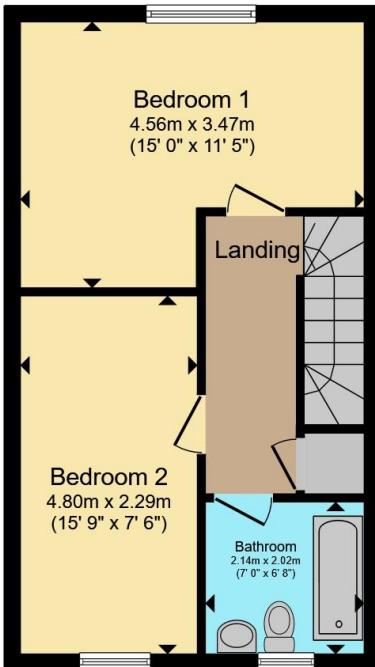
With its modern layout, private parking, and highly desirable village location, this is a fantastic opportunity to secure a well proportioned home close to Witney, Woodstock, and excellent rail connections to Oxford and London.







**Ground Floor**



**First Floor**

Total floor area 76.4 m<sup>2</sup> (823 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

Connells

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EPC Rating: B    Council Tax  
Band: C

**view this property online [connells.co.uk/Property/WNY305605](http://connells.co.uk/Property/WNY305605)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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