



Old Orchard

27 Millwood End, Long Hanborough, Oxfordshire OX29 8BN

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A beautiful 5 bedroom Cotswold stone detached period cottage, situated in a conservation area in the heart of the older part of the village. Old Orchard is presented in stunning condition throughout, having been transformed and finished to an incredibly high quality and standard by the current owners. This delightful and substantial property, originally dating from the 17th Century, with later Georgian, and contemporary additions, is set in well established and private, southwest facing gardens, enclosed by stone walls. The appealing accommodation, which offers much character including exposed beams and stone walls, is spread over 4 floors and includes entrances from the front and the side. The main entrance, from the side, has a solid wooden door into the hall, with a tiled floor, and through to the inner hall with flagstone floor and door to the cellar. The living/dining room to the front has a fireplace at each end; one inglenook and one with a wood burner, and a glazed entrance door to the front. The bespoke kitchen is fitted with matching units, tiled floor and a range oven, and there is the added benefit of a separate utility room with matching tiled floor. There are two separate staircases to the first floor - the staircase from the hall, leads to a separate first floor bedroom with a small ensuite; and the main stairs lead to 3 first floor bedrooms and a shower room. From the first floor landing there is a further staircase to the second floor, where you will find the main bedroom with vaulted ceiling, exposed beamed A-Frame and ceiling beams. This main bedroom is a very attractive space, with fitted wardrobes and an ensuite bathroom, plus access to a large and convenient eaves storage space. The gardens are a particular feature of the property; the southwest facing rear garden includes a paved area with steps to the lawn, mature trees and shrubs. Storage includes an open brick-built log store, greenhouse, and a stone built store. In addition there is a very useful stone built outside home-office with power and light. The front of the property is accessed via the stone pillared entrance, leading to gravel parking for 3 vehicles, and gated side access to the rear. There are drawings and planning permission has been passed for a rear extension (expires 28th June 2026). 3-phase electricity is available and suitable for the fitting of an EV charger.

Instagram: Old.Orchard.Cottage (for a series of photos by the sellers)

Material Information - sourced from Ofcom:

All mains are connected. Ultrafast broadband is available. Mobile & Data Signals - outdoor: good for EE & Vodafone.

Directions

Leave Witney via Woodstock Road, turning left at the 'T' junction in the direction of North Leigh. Pass the villages of North Leigh and Freeland. Continue along to Long Hanborough, turning left into Millwood End. Follow Millwood End along and the property is found on the left hand side.

Long Hanborough is a sought after village, with a full range of amenities including a church, primary school and 2 public houses. There is a Co op store, a fish and chip shop, coffee shop, dental practice and a doctors/medical centre. The village also has the benefit of a train station, with access to Oxford and London, Paddington.

Draft details - may be subject to alterations. 21D26





GROUND FLOOR

- Entrance Hall
- Kitchen
- Cloakroom
- Utility Room
- Living/Dining Room

FIRST FLOOR

- 4 Bedrooms
- Ensuite Shower Room
- Family Shower Room

SECOND FLOOR

- Bedroom 1 - with adjoining large storage space
- Ensuite Bathroom

BASEMENT

- Cellar

Many Period Features

Drawings & Planning Permission - passed for a rear extension (expires 28th June 2026)

OUTSIDE

- Large Private South West Facing Garden
- Ample Driveway Parking
- Outbuilding Office (with power)

Price £950,000 Freehold
WODC Tax Band F / EPC Rating: 62/D



**Approximate Gross Internal Area 2027 sq ft - 189 sq m
(Excluding Outbuilding)**

Cellar Area 162 sq ft – 15 sq m
 Ground Floor Area 782 sq ft – 73 sq m
 First Floor Area 610 sq ft – 57 sq m
 Second Floor Area 473 sq ft – 44 sq m
 Outbuilding Area 93 sq ft – 9 sq m



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