



14 Abelwood Road, Long Hanborough OX29 8DD

Draft details - may be subject to alterations. Distances - Witney, Market Square c. 5.3 miles / Hanborough Train Station c. 1.3 miles / Oxford c. 9 miles

An extended 4 bedroom semi-detached house, situated in this highly regarded village and offered 'For Sale' with NO ONWARD CHAIN. The accommodation, which benefits from both gas central heating and double glazing, provides good size living space including 3 reception areas. There are the further advantages of an ensuite shower room and a large family bathroom whilst, behind the garage is a utility/home office. There is a spacious garden to the rear (with a summerhouse) and ample driveway parking to the front.

THOMAS
MERRIFIELD

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £450,000

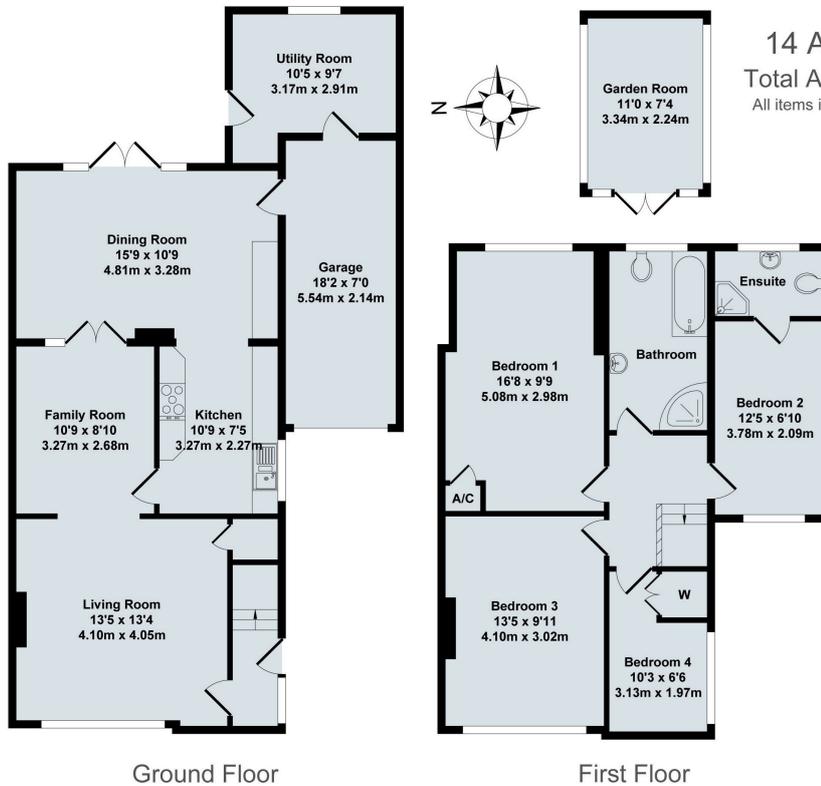
www.thomasmerrifield.co.uk



14 Abelwood Road, Long Hanborough, Oxfordshire OX29 8DD

- Entrance Hall
- 3 Reception Areas
- Kitchen
- Utility/Home Office
- 4 Bedrooms
- Ensuite & Large Family Bathroom
- Double Glazing & GCH
- Good Size Garden With Summerhouse
- Garage & Ample Driveway Parking
- No Onward Chain

All mains services. Ultrafast broadband available. Mobile & data: "EE" - 70% performance (source: Ofcom).
 Notes:
 Under the terms of the Estate Agents Act we are required to disclose that the vendor is a connected person by way of being a cousin of an employee of Thomas Merrifield (Witney) Limited.
 Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are: Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. 24E26



14 Abelwood Road, Long Hanborough
 Total Approx. Floor Area 1528 Sq.Ft. (142.0 Sq.M.)
 All items illustrated on this plan are included in the "Total Approx Floor Area"

Local Authority:
 WODC Tax Band D / EPC Rating: 70/C

Contact:
 52 Market Square, Witney,
 Oxfordshire, OX28 6AF

Tenure:
 Freehold

Tel: 01993 772000
Email: witney@thomasmerrifield.co.uk

Important Notice

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2. Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
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