



81 Church Road, Long Hanborough, OX29 8JF

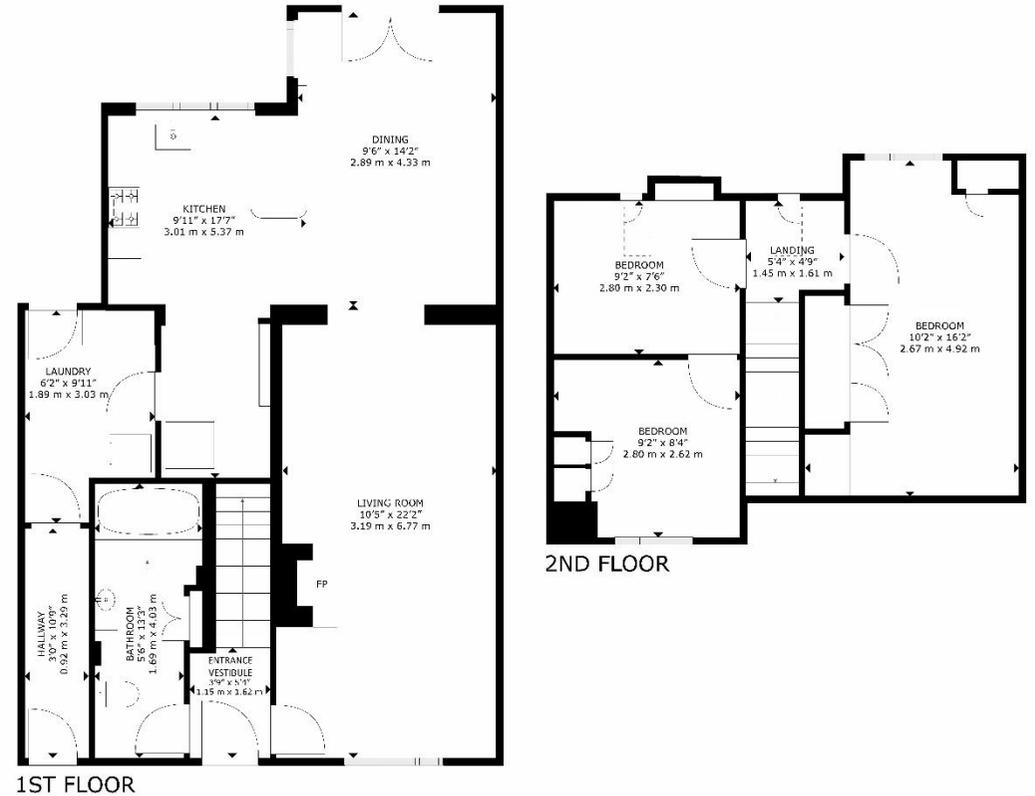
Set behind a substantial driveway, this deceptive property can be found near to the centre of Long Hanborough where there are facilities catering for daily needs and a railway station offering regular services to London (Paddington).

Viewing is absolutely essential to appreciate the full extent and flexibility of the property's interior. In addition to the main living room, there is an open plan kitchen and dining room with double doors opening into the rear garden. Adding to the appeal are three bedrooms, a study/home office and a well appointed bathroom with WC. Also, there is a utility room extending off the kitchen. This is a very chic home offering practical living space with excellent domestic fittings, gas fired central heating and a modern wood burning stove.

Notably, there is a large lawned garden extending to the rear of the house where there is a fabulous garden office, ideal for those employed in hybrid working.

Council Tax Band D £2181 approx

- Close to village centre
- Well appointed bathroom and spacious utility
- Nearby rail station
- Open kitchen/dining
- Large rear garden with garden office
- Three bedrooms



GROSS INTERNAL AREA
1ST FLOOR: 696 sq. ft., 64 m², 2ND FLOOR: 345 sq. ft., 32 m²
TOTAL: 1,041 sq. ft., 96 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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 and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.