GAMRIE

SWAN LANE, LONG HANBOROUGH OX29 8BT

Breckon & Breckon
est.1947

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Gamrie

Swan Lane, Long Hanborough OX29 8BT

Situated on the edge of the countryside in one of West Oxfordshire's most popular villages, Gamrie is an individual family home set within generous gardens approaching a third of an acre. Arranged over two floors, the spacious accommodation has undergone a good degree of refurbishment, including a fabulous refitted kitchen/breakfast/family room with a delightful outlook across the garden. The superb, light-filled sitting room provides an inviting space to relax around the cosy warmth of the wood-burning stove. The size of the plot also offers scope for further extension, if desired, subject to planning permission.

The enclosed, lawned rear garden enjoys a delightful southerly aspect, with mature plants and trees, a paved area, a greenhouse and raised vegetable beds. The garage also offers scope for conversion into an annexe, subject to planning permission.

4

3

2

0.28 acres

GUIDE PRICE

£850,000







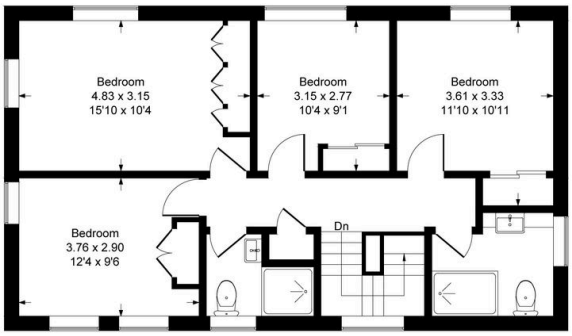




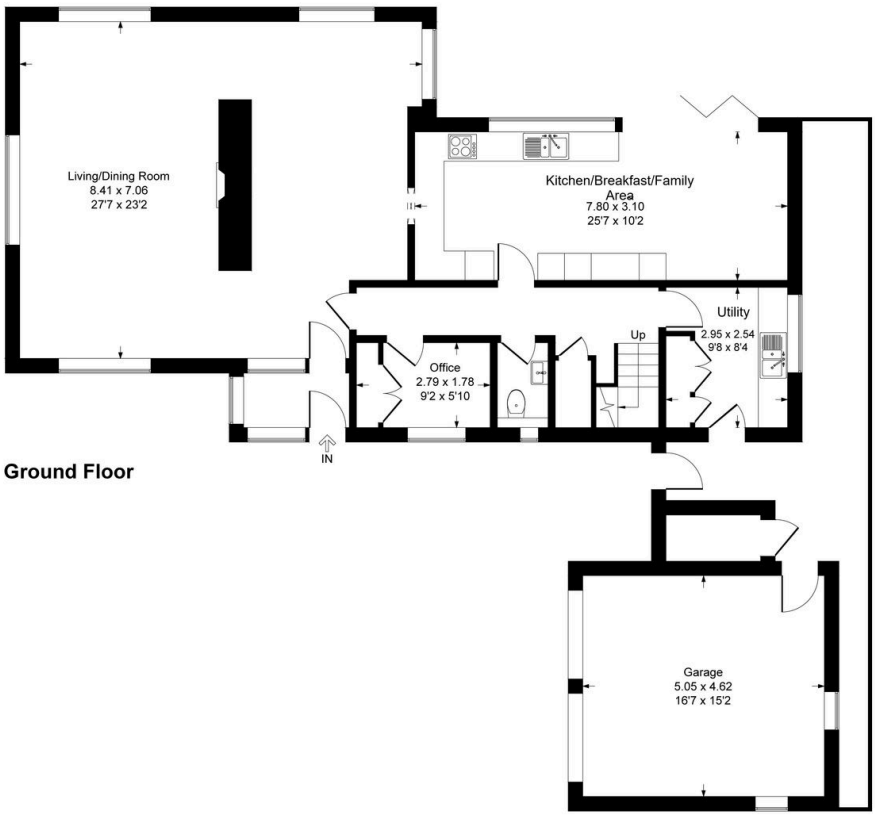


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Approximate Gross Internal Area
Main House = 181.4 sq m / 1954 sq ft
Garage = 25.8 sq m / 279 sq ft
Total = 207.2 sq m / 2233 sq ft



First Floor



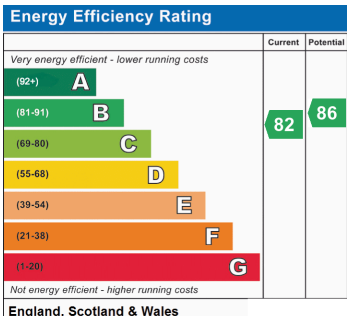
Ground Floor

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

Council Tax:
Band E - £3,082.38

Parking:
Double Garage & Driveway

Local Authority:
West Oxfordshire District Council



LOCATION

Long Hanborough is well positioned in the triangle between Witney, Oxford and Woodstock. Its facilities include a railway station with a regular service to Oxford and London Paddington, a well-regarded primary school, doctors surgery and pharmacy, dentist, Co-op store with late night opening hours, post office, hairdressers, two public houses, petrol station and garage. The village is well placed for access to major routes including the A40 and A44. Local secondary schools include Bartholomew School in Eynsham and Marlborough School in Woodstock. There are local, daily bus services to Witney, Woodstock and Oxford. Woodstock 3 miles, Witney 6 miles, Oxford 9 miles. Soho Farmhouse, Estelle Manor and Daylesford are all within easy reach.



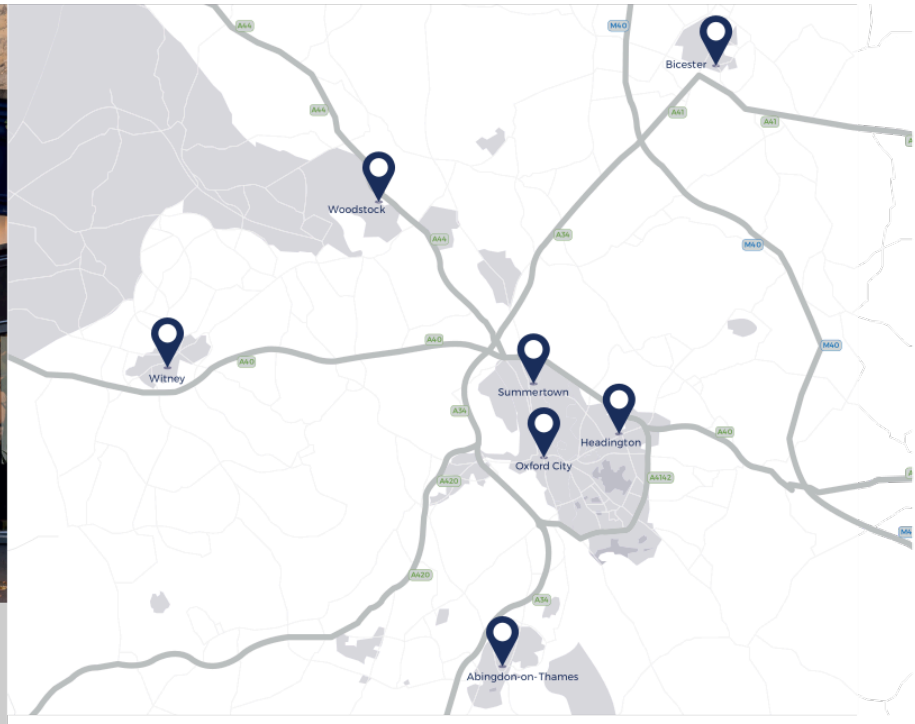




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