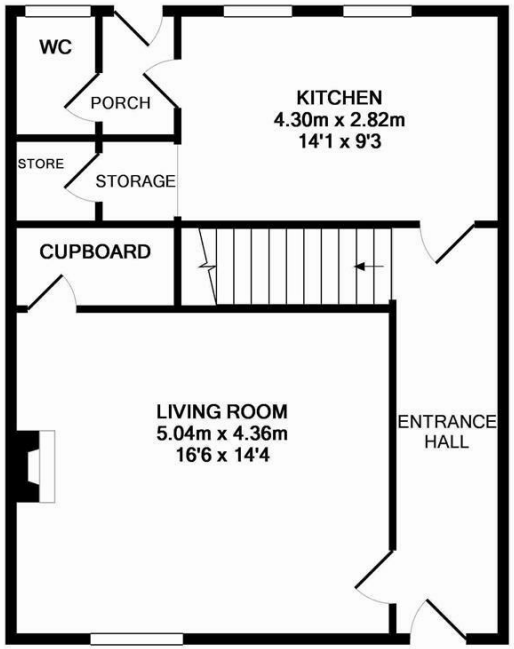
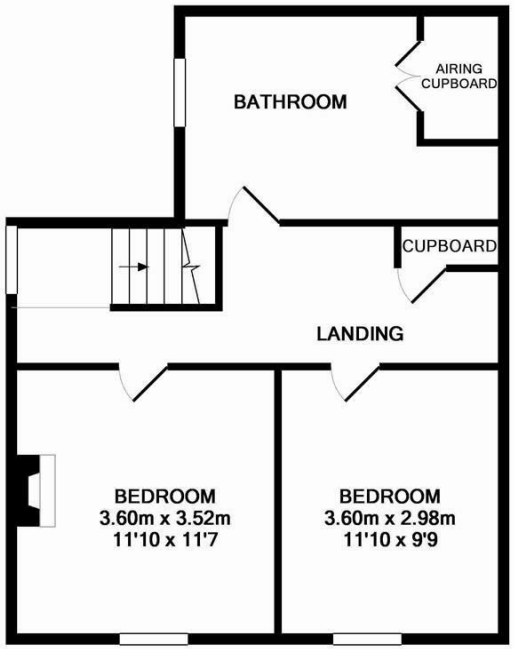


1 THE CAIRNS, SWAN LANE, LONG HANBOROUGH, OX29 8LT

FLOWERS
ESTATE AGENTS



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 91.2 SQ.M. (982 SQ.FT.)

These measurements are the maximum & are approximate only, they do not take into account minimum measurements. Drawn by E8 Energy Solutions - www.e8es.co.uk
Made with Metropix ©2012

















1 The Cairns, Swan Lane, Long Hanborough, OX29 8LT

Freehold

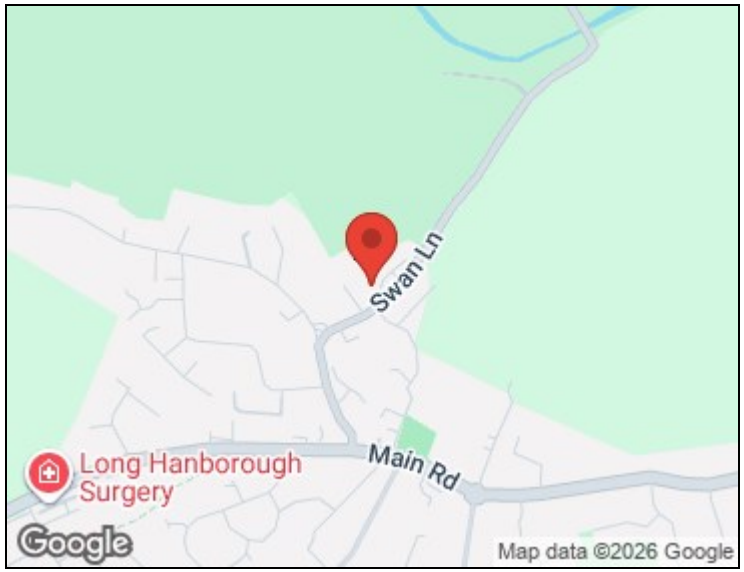
- Charming semi-detached cottage
- Potential to re-imagine and reconfigure over time (STPP)
- Two double bedrooms
- Generously proportioned
- Well maintained front and rear garden
- Outhouse providing additional storage
- Sought-after village location with excellent travel links
- Allocated parking
- Offered with no onward chain.
- Council Tax band D | EPC grade D

Neatly tucked away on Swan Lane in the desirable village of Long Hanborough, this charming cottage presents a wonderful opportunity to acquire a traditional two-bedroom home rich in potential to modernise and reconfigure over time (subject to necessary consents).

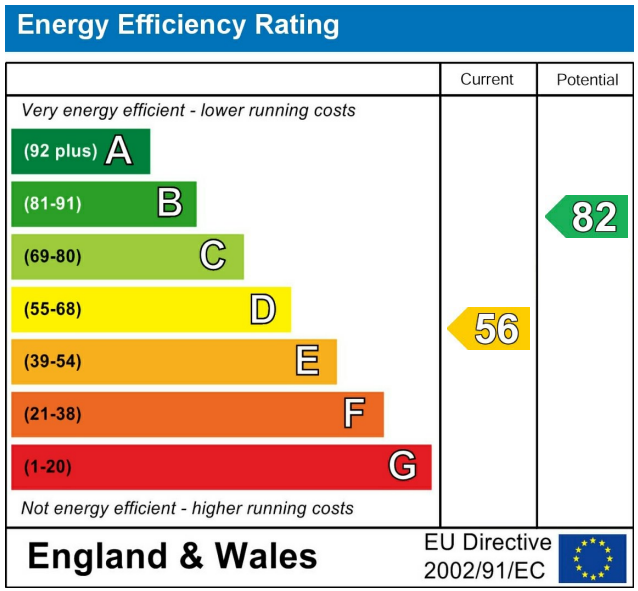
High ceilings and generous proportions lend a sense of space throughout, while a footprint of approximately 982 sq.ft provides an inviting canvas. The ground floor comprises an entrance hallway which leads through to the main reception room complete with fireplace and large storage cupboard. The kitchen unfolds to the rear of the plan and is accompanied by a useful store, whilst a separate porch provides access the adjoining W.C.

Upstairs, there are two generously proportioned bedrooms and an exceptionally large family bathroom. With thoughtful modernisation and potential to re-configure the existing layout, there may be opportunity to create a third bedroom subject to consents and feasibility.

Externally, the property benefits from an enclosed rear garden with useful outhouse, offering additional storage or potential for alternative uses. Offered with no onward chain.







Long Hanborough
Is a thriving village located above the Evenlode Valley between Woodstock and Witney some 10 miles NW of Oxford. It has a good range of amenities including GP surgery, dentist, large Coop, fish and chip shop, church, two pubs, and a well-respected primary school. The village lies within the catchment area for Bartholomew secondary school at Eynsham and has a railway station with services to Oxford and London. Oxford Parkway Station is eight miles away.

Local Authority: West Oxfordshire
Council Tax Band: D

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.

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