



73 Marlborough Crescent
Long Hanborough, Oxfordshire OX29 8JR

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A 4 bedroom detached house situated in this popular village location. Spacious family accommodation comprising an entrance porch, entrance hall, a large living/dining room, kitchen, utility room and WC, together with 4 bedrooms, a bathroom, separate shower room, double glazing and gas central heating. There is a private garden to the rear and the added benefit of a garage and driveway parking for 2/3 vehicles. Available for sale with no onward chain.

Material Information - sourced from Ofcom

All mains services are connected. Flood risk - surface water: medium - Ultrafast broadband is available. Mobile & Data Signal - outdoor: good for EE, Vodafone & O2.

Directions

From Witney town centre proceed along Woodstock Road and continue onto the A4095. Pass through the villages of North Leigh, Freeland, and on to Long Hanborough. Take the fourth turning on the right into Churchill Way, and then second right into Marlborough Crescent. The property can then be found on the right 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.

Please note this is a property built before 2000, and as such it is possible that some building materials for example Artex may contain asbestos.

13J26





GROUND FLOOR

Entrance Porch
Entrance Hall
Living/Dining Room
Kitchen
Utility Room
WC

OUTSIDE

Private Rear Garden
Garage
Driveway Parking For 2/3 Vehicles

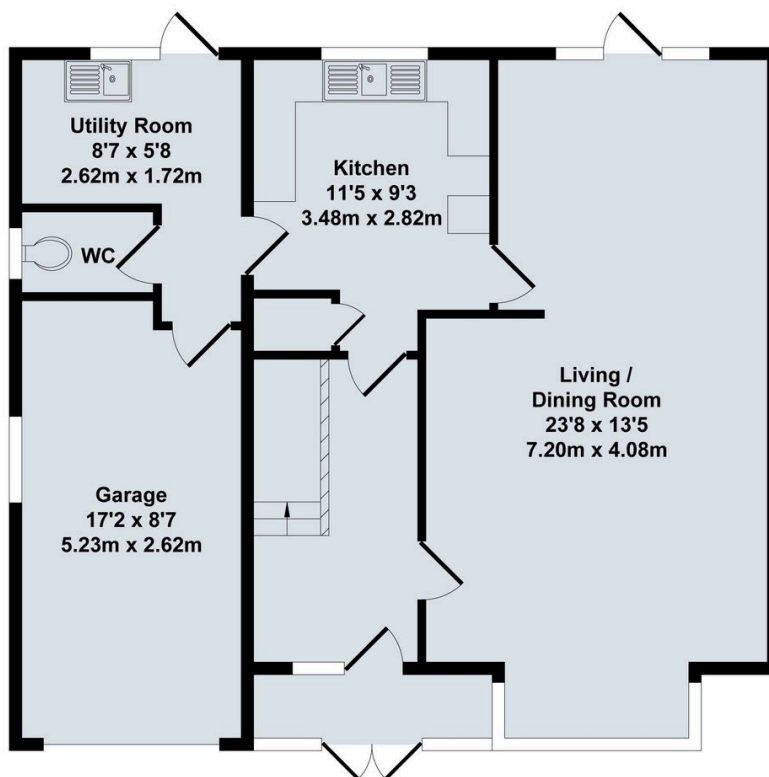
NO ONWARD CHAIN

FIRST FLOOR

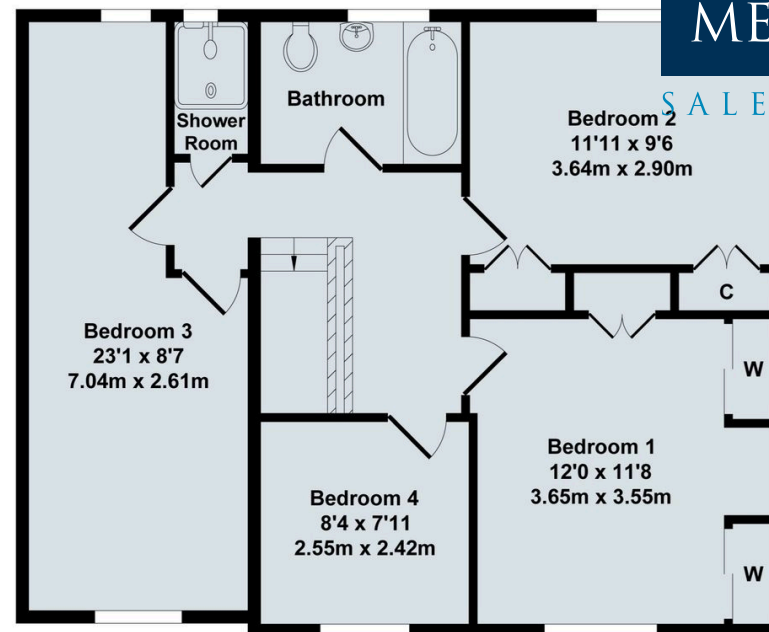
4 Bedrooms
Family Bathroom
Shower Room

Price £465,000 Freehold
WODC Tax Band E / EPC Rating: 65/D





Ground Floor



First Floor



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Total Approx. Floor Area 1454 Sq.Ft. (135.10 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Contact:

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