



**Connells**

Stone Mason Court Witney Road  
Long Hanborough Witney



### Property Description

Located in Long Hanborough is this beautifully presented one bedroom ground floor apartment that is just one of nine homes set on a private development with wonderful communal gardens and is in the heart of this desirable village with its thriving community.

As you walk into the entrance hall you will find a three-piece shower room directly ahead. The bedroom is a good size and leading off the hall you will walk into the open plan kitchen/living room.

The contemporary fitted kitchen features integrated appliances, plenty of storage space and worktop room and features everything you would need. Plenty of natural light fills the living space which is a good size and allows room for dining table and a sofa.

This fabulous apartment would be a superb first step onto the ladder or equally a fine investment/holiday home, an appointment to view is highly recommended.

Outside there is a communal garden and bicycle store plus an allocated parking space with additional visitor parking.

Long Hanborough is a desirable village located between Witney and Woodstock. The village offers excellent transport links including easy access to the A40. Other amenities in the village include a supermarket, post office, dentist, doctor's surgery, two pubs, and a Church of England primary school.

### Entrance Hall

#### Kitchen/Living Room

19' 3" x 10' 4" ( 5.87m x 3.15m )

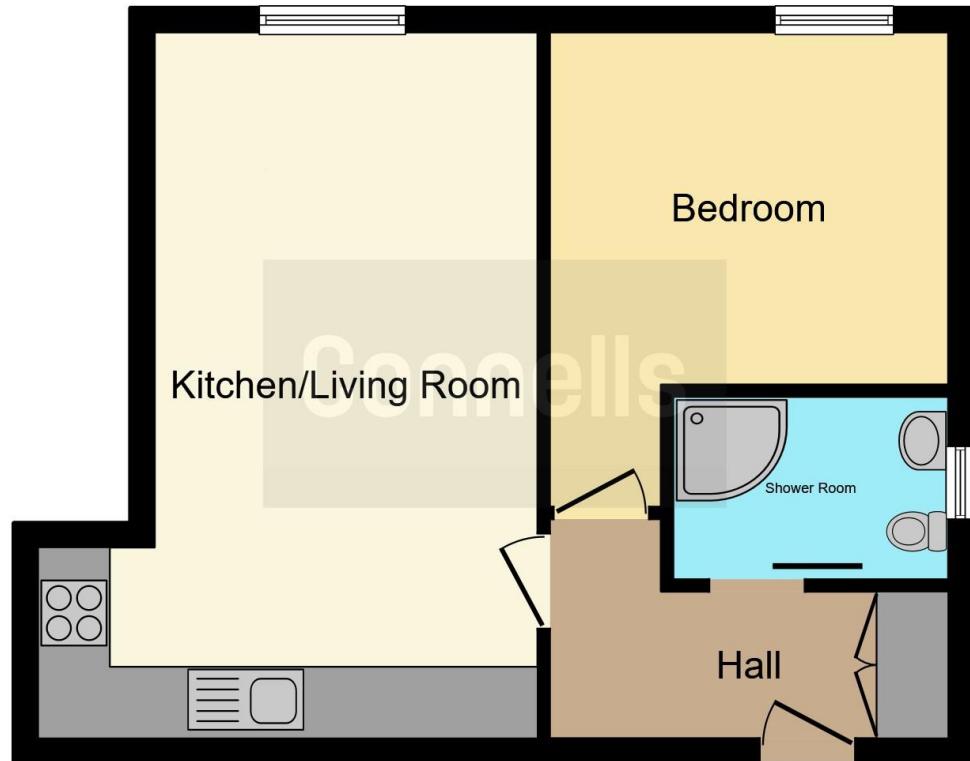
#### Bedroom

9' 6" x 10' 9" ( 2.90m x 3.28m )

#### Bathroom

5' x 7' 8" ( 1.52m x 2.34m )





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



To view this property please contact Connells on

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13 Corn Street  
 WITNEY OX28 6DB

EPC Rating: B  
 Council Tax  
 Band: B

Service Charge:  
 1219.45

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WNY305753](http://connells.co.uk/Property/WNY305753)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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