



Long Hanborough
Oxfordshire

Carter Jonas

3 BOLSOVER CLOSE LONG HANBOROUGH OX29 8RA

Four bedrooms & two bathrooms
Three reception rooms
Kitchen/breakfast room plus separate utility
Mature gardens & double garage

DESCRIPTION

Reception hall with staircase and cloakroom off. Sitting room comprising central fireplace with wooden surround and mantelpiece, with flanking book shelving. Dining room which could also be used as an office.

Family room which is open plan into a double glazed conservatory with tiled floor and doors out to the garden. Kitchen/breakfast room with space for table and chairs, range of oak fronted cabinets, integrated gas hob, and double oven. Utility room with base cabinets, sink, space for white goods, and door to garden.

Principal bedroom with built in wardrobes and ensuite shower room. Bedrooms two and three are doubles, and bedroom four is a good single. House bathroom with bath and shower over.

OUTSIDE

Situated within a small select development in a cul-de-sac, the property has mature gardens to the front and rear, a double width driveway and detached double garage. To the front, directly opposite the house, a stone walled woodland and grassed area is partly owned with one other property. These areas provide a protected view which enhances the overall outlook of the property.

LOCATION

Long Hanborough is a thriving West Oxfordshire village located between Witney and Woodstock, with an excellent range of amenities including a supermarket, post office, dentist, doctor's surgery, several pubs, and a C of E primary school. Oxford, Woodstock and Witney offer further facilities including an excellent selection of schools.

A WELL-BALANCED, DETACHED, FOUR BEDROOM HOUSE WITH THREE RECEPTION ROOMS OFFERING VILLAGE LIFE COUPLED WITH EXCELLENT COMMUNICATION LINKS VIA LONG HANBOROUGH STATION



Communications to the area are excellent, with a railway station in the village providing access to Oxford (approx. 10 minutes) and London Paddington (approx. 1 hour 5 minutes).

The nearby A40 and A44 provide convenient links to the west. At the edge of the Cotswolds, the property is also within reach of Chipping Norton, Burford, Soho Farmhouse, Daylesford Organic and Estelle Manor.

Services: All mains services are connected.

Gas fired central heating

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Tenure: Freehold

Local Authority: West Oxfordshire District Council

Council Tax: Band G

EPC: Rating C

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: OX29 8RA

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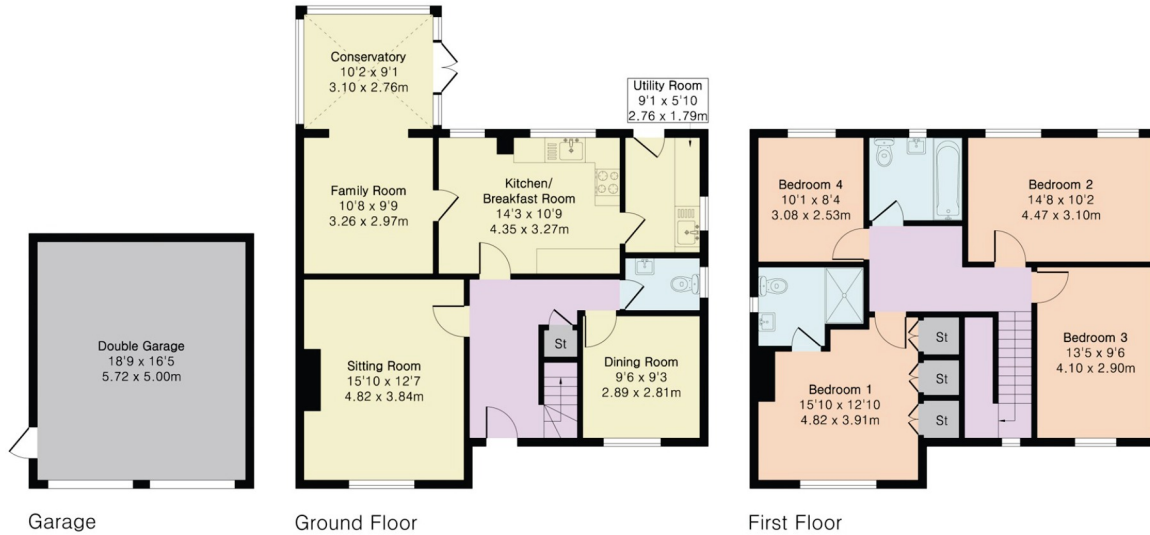


**Approximate Gross Internal Area 1657 sq ft - 154 sq m
(Excluding Garage)**

Ground Floor Area 878 sq ft – 82 sq m

First Floor Area 779 sq ft – 72 sq m

Garage Area 308 sq ft – 29 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Carter Jonas



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



IMPORTANT INFORMATION

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