



Church Hanborough

Carter Jonas

MIDWAY CHURCH HANBOROUGH WITNEY OX29 8AA

- Individually designed stone family home
- Four bedrooms with flexible additional accommodation
- Double garage and store buildings
- Vegetable garden & large polytunnel
- Gardens, grassland & paddock - in all around 5.28 acres
- Excellent links to Oxford & London via Hanborough station

SITUATION AND LOCATION

Midway is a rarely available rural smallholding occupying an enviable position between Church Hanborough and Long Hanborough, within walking distance of both villages. The holding has remained within the same family for generations, having originally been acquired after the Second World War, and is now offered to the market for the first time in 70 years.

Despite its semi-rural setting, the property is exceptionally well-connected, with amenities close by and Hanborough railway station providing direct services to London Paddington, approx. 1 hour journey time. Constructed nine years ago, the house is complemented by gardens, grassland and paddock extending in all to 5.28 acres.

DESCRIPTION

Constructed in stone, the house provides spacious and flexible family accommodation. A welcoming reception hall with oak flooring leads to a large open-plan sitting and dining area with a central wood burner and doors opening onto the garden.

The kitchen/breakfast room enjoys dual-aspect views over the gardens and paddock and is connected to a separate utility/boot room. A flexible ground-floor double bedroom can also serve as a family room or study, with a shower room alongside.

Upstairs are three further double bedrooms, an additional bedroom/store room and a family bathroom with bath, walk-in shower and vanity unit.

AN ATTRACTIVE DETACHED STONE HOUSE POSITIONED BETWEEN CHURCH HANBOROUGH AND LONG HANBOROUGH AND OFFERED TO THE MARKET FOR THE FIRST TIME IN 70 YEARS. STANDING IN 5.28 ACRES OF GARDENS AND PADDOCK LAND, THE PROPERTY OCCUPIES AN ENVIABLE SETTING







The grounds are a defining feature of Midway. Double gates open to a generous gravel driveway with ample parking, while a detached double garage provides further parking and storage.

Gardens wrap around the house with lawns, mature planting, two patio areas, a vegetable garden and large polytunnel. Beyond lies extensive grassland and paddock, creating a natural setting with established woodland beyond. The grounds currently incorporate a private two-hole golf pitch and putt, illustrating the recreational potential of the land. There is also scope for growing produce, establishing an orchard or keeping chickens or small livestock, subject to the usual considerations.

In all, the property extends to 5.28 acres, offering a combination of space, privacy, and country lifestyle in a well-connected Oxfordshire location.

Gas central heating, water, and electricity. Septic tank.

Local Authority: West Oxfordshire District Council

Council Tax: Band F

Mobile phone coverage and speeds can be checked here:

checker.ofcom.org.uk

Broadband speeds can be checked here:

checker.ofcom.org.uk

The grass in the images has been enhanced for marketing purposes

ADDITIONAL INFORMATION

Tenure Freehold

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

Directions OX29 8AA

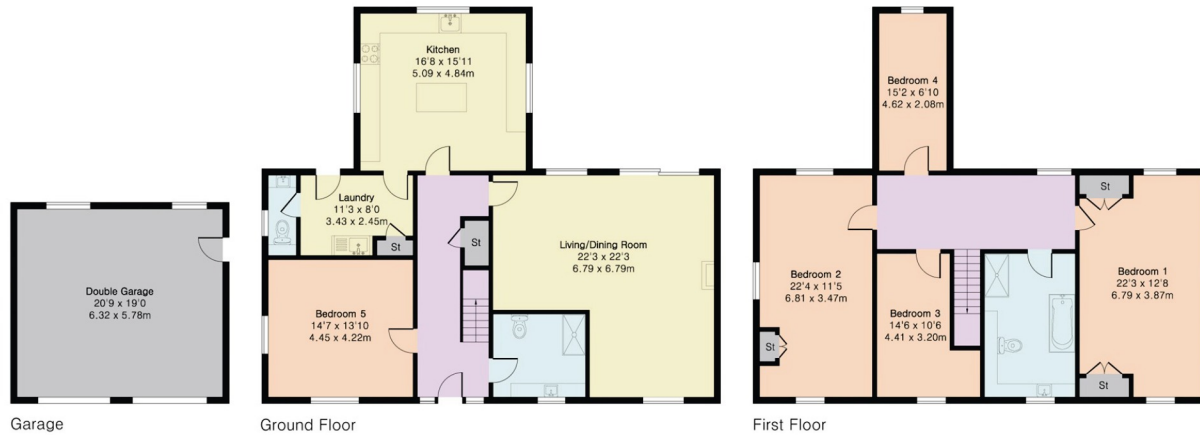
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**Approximate Gross Internal Area 2395 sq ft - 223 sq m
(Excluding Garage)**

Ground Floor Area 1278 sq ft - 119 sq m
First Floor Area 1117 sq ft - 104 sq m
Garage Area 393 sq ft - 37 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.

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Offices throughout the UK



Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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