



Stone Mason Court, Long Hanborough

# Flat 7 Stone Mason Court

4 Witney Road, Long Hanborough OX29 8GH

## £240,000

Guide Price



Completed just a year ago in Cotswold stone with a Welsh slate roof a fabulous apartment enjoying a prime spot in the heart of this popular village. There are just nine homes on this private development with communal gardens, parking and No.7 is presented in excellent order throughout.

The accommodation offers a fully integrated kitchen open to the spacious living area, modern shower room and double bedroom.

Located in the centre of this sought-after village with a walking distance main line rail link into London Paddington and easy access to main commuter routes. Long Hanborough offers a good range of amenities & shops with a primary school and new GP surgery all close at hand. Surrounded by rolling open countryside and landmarks such as Blenheim Palace and neighbouring market towns of Woodstock and Witney nearby.

Council Tax Band B - £1,542.82

Lease 999 years - Share of Freehold in progress.  
Charges £600 per annum

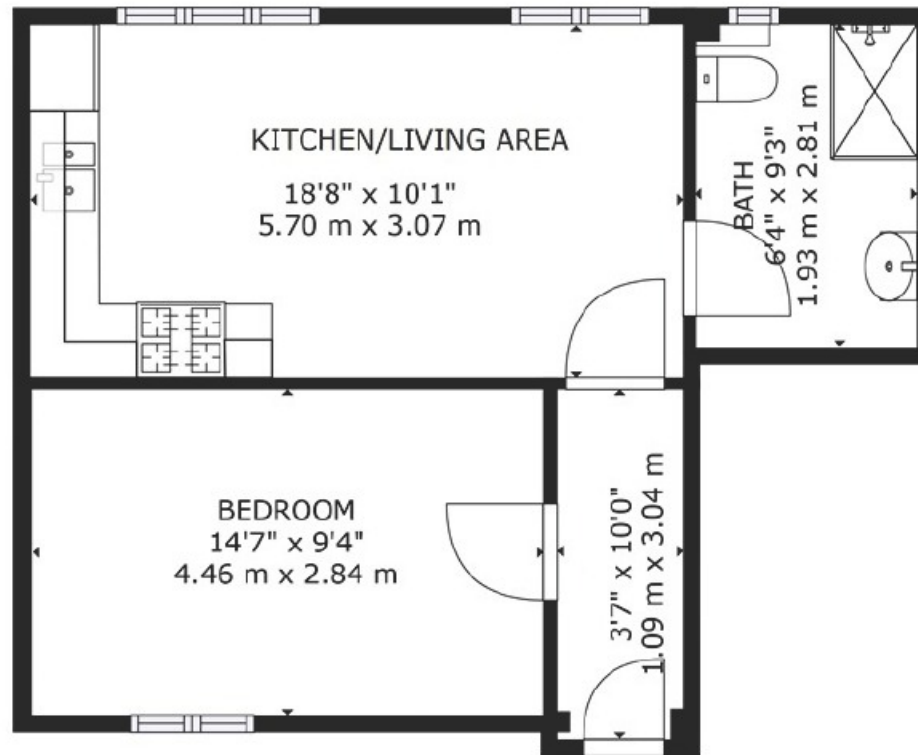
### Agent's Comment

*"A super opportunity for a first home/investment in the heart of this thriving village with mainline train link to London/Paddington"*





IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 434 sq. ft. 40 m<sup>2</sup>  
 TOTAL: 434 sq. ft. 40 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Breckon & Breckon**

est. 1947

Witney

01993 776 775

10 Market Square

Witney, Oxfordshire

OX28 6BB

witney@breckon.co.uk

breckon.co.uk



**Oxford city centre**

Tel: 01865 244735 (sales)  
 Tel: 01865 201111 (letting)

**Summertown**

Tel: 01865 310300 (sales)  
 Tel: 01865 558999 (apartments)

**Headington**

Tel: 01865 750200 (sales)  
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**Abingdon**

Tel: 01235 550 550 (sales)  
 Tel: 01235 554 040 (letting)

**Woodstock**

Tel: 01993 811881 (sales)  
 Tel: 01993 810100 (letting)

**Witney**

Tel: 01993 776775 (sales)  
 Tel: 01865 201111 (letting)



**Council Tax Band:**

Band B  
 £1,542.82

**Local Authority:**

West Oxfordshire  
 District Council

Energy Efficiency Rating	
Current	Potential
A (91-100) Best category B (81-90) C (69-80) D (55-68) E (39-54) F (22-38) G (1-21) Worst category	
81	81
Average above: upper quartile England, Scotland & Wales EU Directive 2002/91/EC	