

HANBOROUGH CLOSE  
EYNHAM  
OXFORDSHIRE

# 35 Hanborough Close, Eynsham

Oxfordshire, OX29 4NR

A three-bedroom terraced home in the town of Eynsham that offers a fantastic larger than average rear garden and a single garage in a block to the front of the property.

Internally you lead into a porch that could be used as a great storage area, this leads to the hallway with access to the fitted kitchen/dining room with a utility area and pantry cupboard and the living room that is to the rear of the property overlooking the enclosed rear gardens. The first floor has two double bedrooms, a good single room that is currently used as a walk-in wardrobe and a family bathroom to service the bedrooms.

Outside to the rear are the lawned garden with a large, decked area off the back of the house and all enclosed by fencing and has a wooden shed to the bottom of the garden. To the front there is another small garden area and access to the single garage in a block with a parking space in front.

**Guide Price: £300,000**

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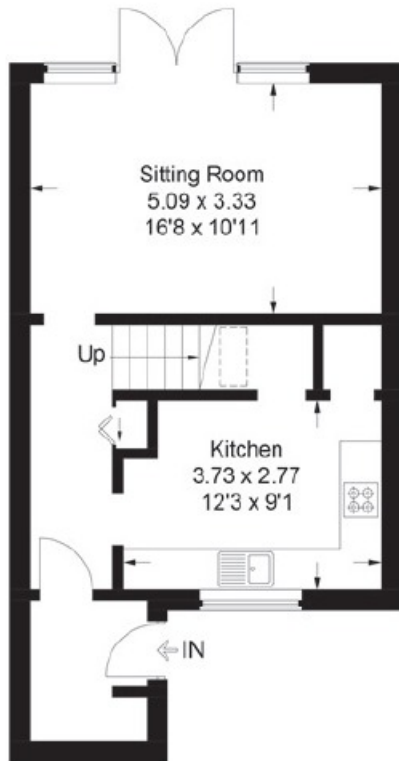
Enclosed rear  
Garden



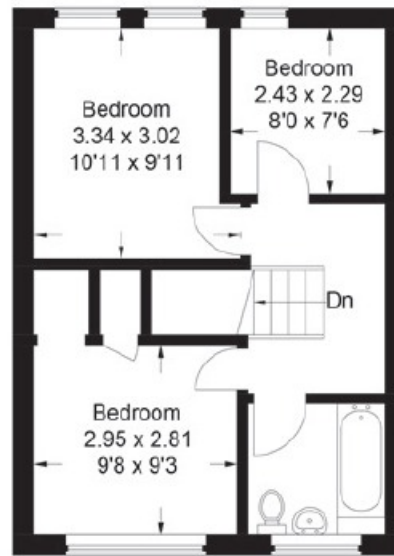




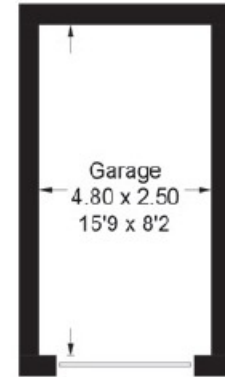
Approximate Gross Internal Area  
 Ground Floor = 41.6 sq m / 448 sq ft  
 First Floor = 37.5 sq m / 404 sq ft  
 Garage = 12.2 sq m / 131 sq ft  
 Total = 91.3 sq m / 983 sq ft



**Ground Floor**

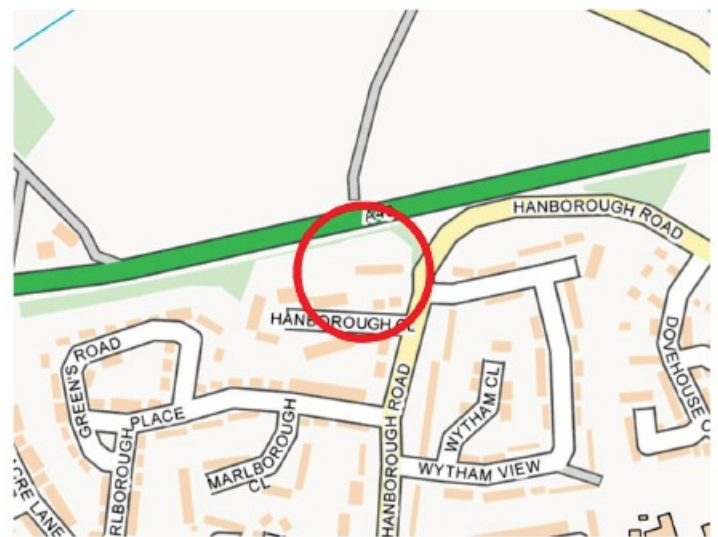


**First Floor**



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



**Council Tax:**  
Band E

**Local Authority**  
West Oxfordshire  
District Council

**Parking**  
Single garage with an  
off street parking  
space in front

35, Hanborough Close  
Eynsham  
WITNEY  
OX29 4NR

Energy rating

**E**

Valid until  
**11 April 2028**

Certificate number  
**8288-7424-5300-1772-0992**

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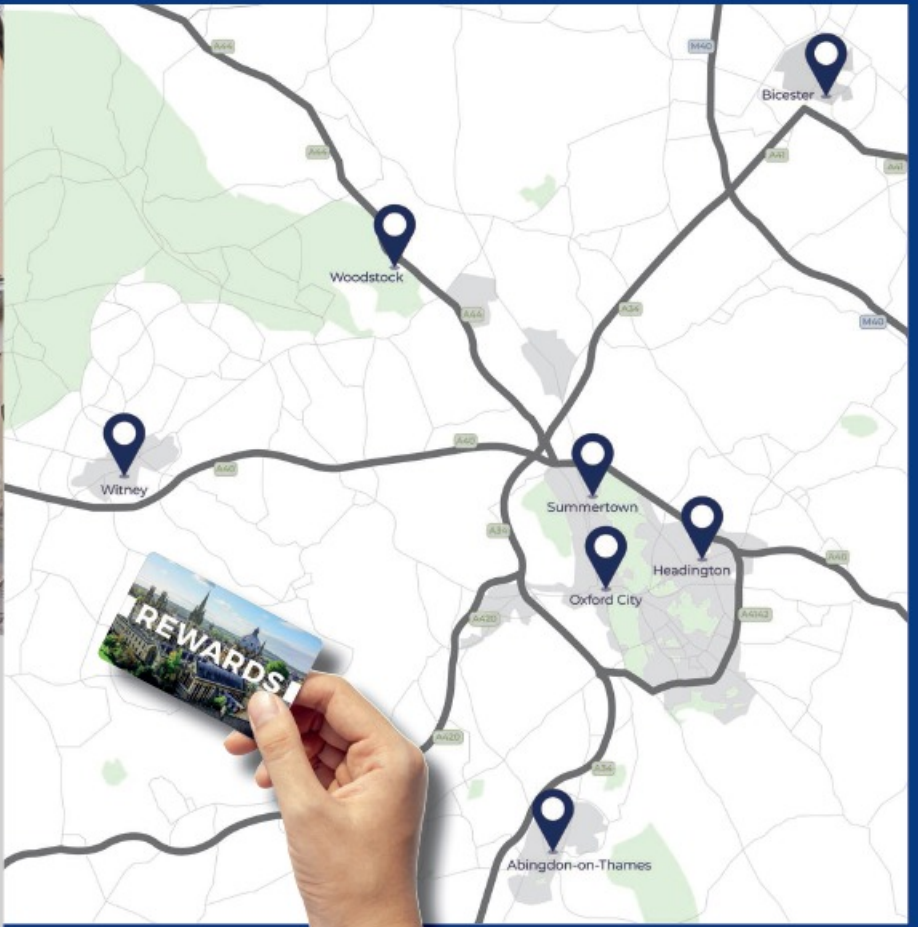


# “Location Description”

*Eynsham is a large village (approx. population 5,000) situated midway between Oxford and Witney. It is known for the remains of its Benedictine abbey and the C.13 Church of Saint Leonard and has a wide variety of shops for most day to day needs, a fine selection of public houses and a regular bus service to Oxford and Witney. It has an excellent variety of local facilities, including a bakers, butchers, local co-op, post office and many pubs*







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