

EVENLODE DRIVE  
LONG HANBOROUGH  
OXFORDSHIRE

# 1 Evenlode Drive, Long Hanborough

Oxfordshire, OX29 8DB

A spacious four bedroom semi detached family home that currently set up as a three-bedroom house with a separate one-bedroom annex but can easily be turned back into one large family house.

Internally you go into the entrance hall with downstairs bathroom and door to the main reception area that includes the living room to the front of the property with doors into the kitchen/dining/family space with two sets of patio doors into the rear garden and access to the utility room. From the utility there is a door into the annex part of the property that was originally the integral garage and now the annex living area with a single-story extension to the rear where the annex kitchen is, with a private courtyard garden area and a second set of stairs leads to a double bedroom with en-suite bathroom. The first floor of the main house consists of three bedrooms with an en-suite to the master bedroom.

The rear gardens are mainly laid to lawn with a paved area off the back of the house and with a flower boarder surrounding. There is also gated access to the annex courtyard garden too. The front of the property is mainly shingles for a number of off-street parking spaces.

**Guide Price: £475,000**

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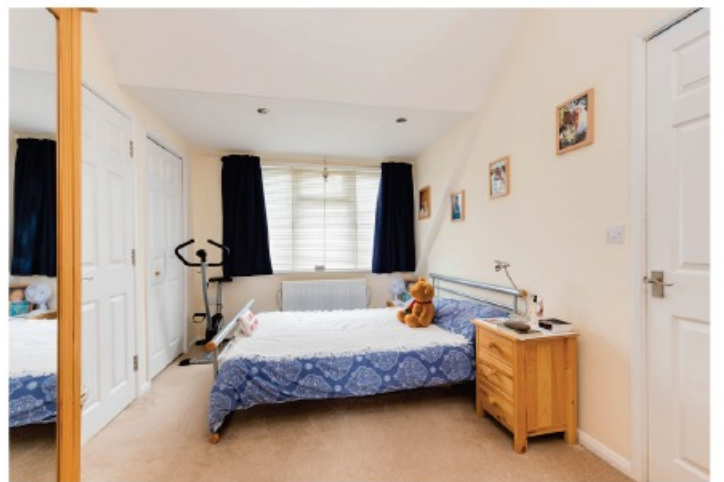
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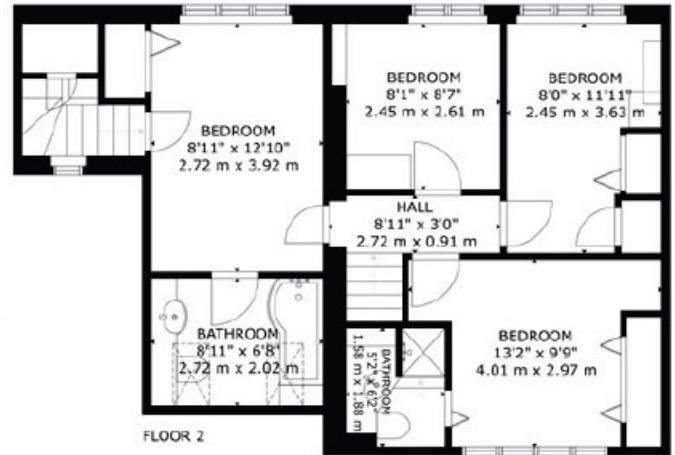
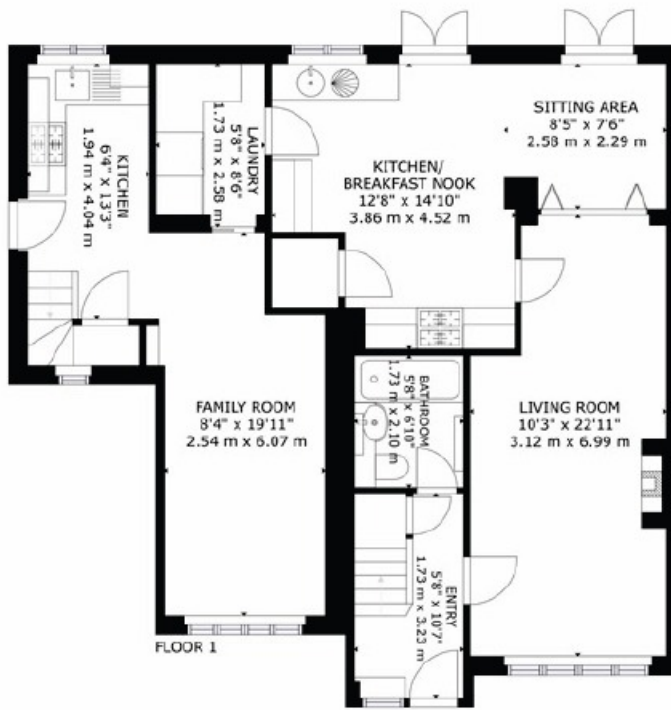
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Enclosed rear  
Garden







GROSS INTERNAL AREA  
 FLOOR 1: 908 sq.ft, 84 m<sup>2</sup>, FLOOR 2: 607 sq.ft, 56 m<sup>2</sup>  
 TOTAL: 1515 sq.ft, 140 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**Council Tax:**  
 Band C

**Parking**  
 Off street parking

**Local Authority**  
 West Oxfordshire  
 District Council

1 Evenlode Drive  
 Long Hanborough  
 WITNEY  
 OX29 8DB

Energy rating

**C**

Valid until  
**3 September 2033**

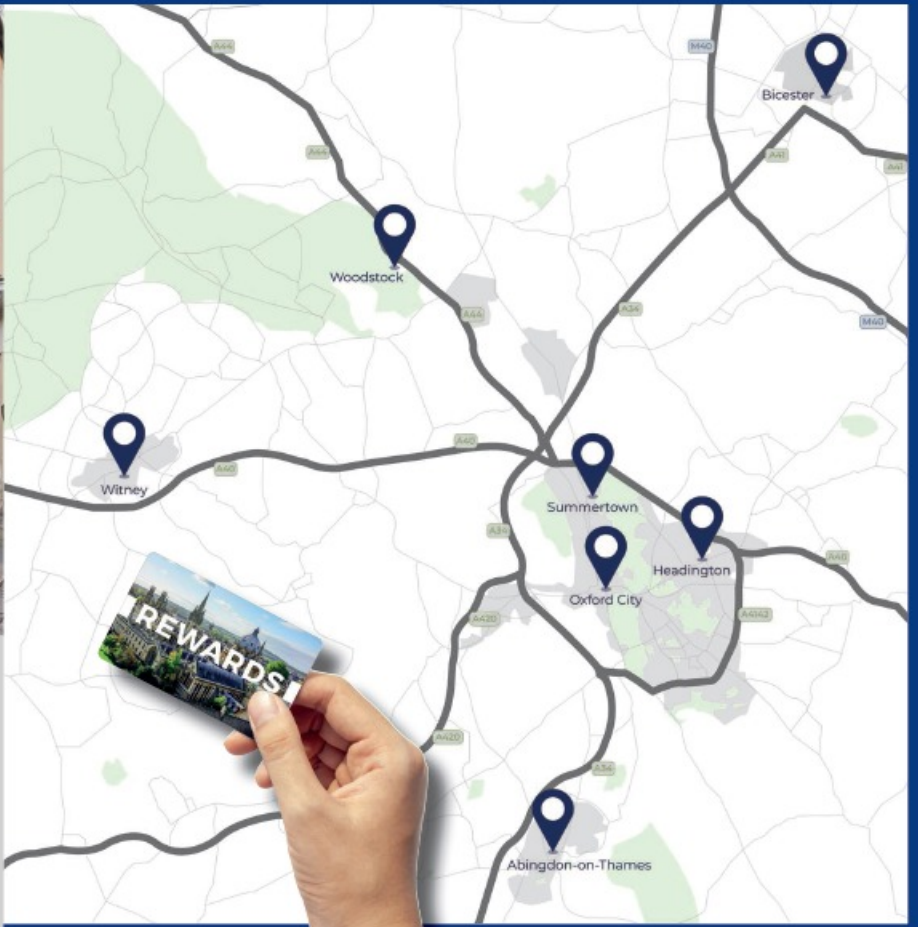
Certificate number  
**1537-8921-5200-0069-9206**

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# “Location Description”

*Long Hanborough is a vibrant and well-placed village standing above the Evenlode Valley, c.7 miles north-west of Oxford. There are shops for day-to-day needs including a Co-Op, a modern primary school, medical centre, church, choice of pubs, fish and chip shop and a garage. There is a railway station on the Worcester-Oxford-London (Paddington) line, and bus services to Woodstock and the local market town of Witney.*





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