

LANGFORD WAY
LONG HANBOROUGH
OXFORDSHIRE

BRECKON.CO.UK

26 Langford way, Long Hanborough

Oxfordshire, OX29 8FP

A fantastic opportunity to acquire a wonderful double fronted three-bedroom semi-detached home in Long Hanborough overlooking an open green, with views of fields beyond. Excellent amenities and transport links close by.

The living accommodation comprises a light entrance hall, cloakroom, dual aspect living room providing an abundance of natural light with French doors into the enclosed gardens and a wonderful open plan kitchen/dining room and an adjacent utility room. The first floor offers a principal bedroom with en-suite shower room, a further two bedrooms, all have the practicality of built-in wardrobes. There is also a separate family bathroom with an over-bath shower.

Wall and fencing enclose the south west facing garden off the living room, which is mainly laid to lawn but a paved area off the back of the house. There is a single garage in a block of three, as well as off street parking.



3



1



2



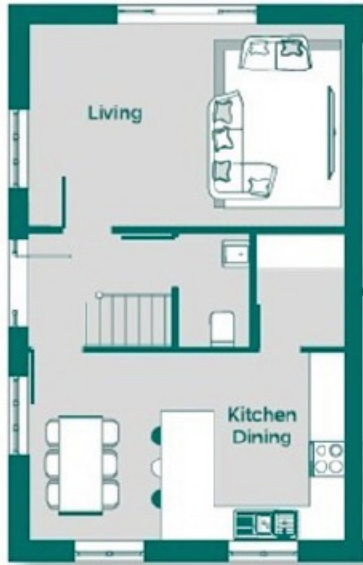
South West
facing

Guide Price: £425,000

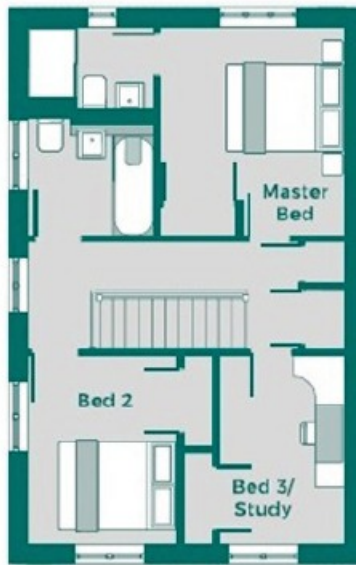




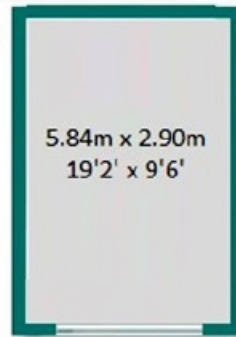
GROUND FLOOR



FIRST FLOOR

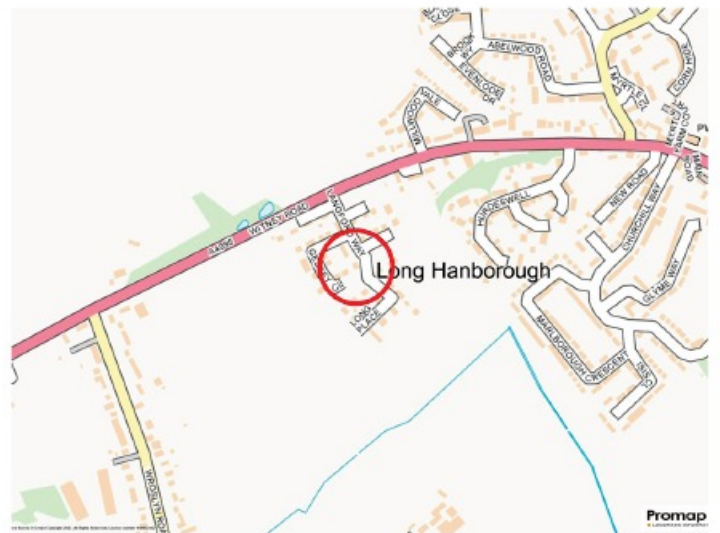


GARAGE



INTERNAL DIMENSIONS

Kitchen/Dining	5.35m x 3.19m	17'6" x 10'5"
Living	5.35m x 3.40m	17'6" x 11'1"
Master Bed	3.52m x 3.15m	11'6" x 10'3"
Bed 2	3.19m x 2.53m	10'5" x 8'3"
Bed 3/Study	3.19m x 2.12m	10'5" x 6'11"



Council Tax:
Band D

Parking
Single garage and off street parking

Local Authority
West Oxfordshire District Council

26, Langford Way
Long Hanborough
WITNEY
OX29 8FP

Energy rating

B

Valid until
27 January 2029

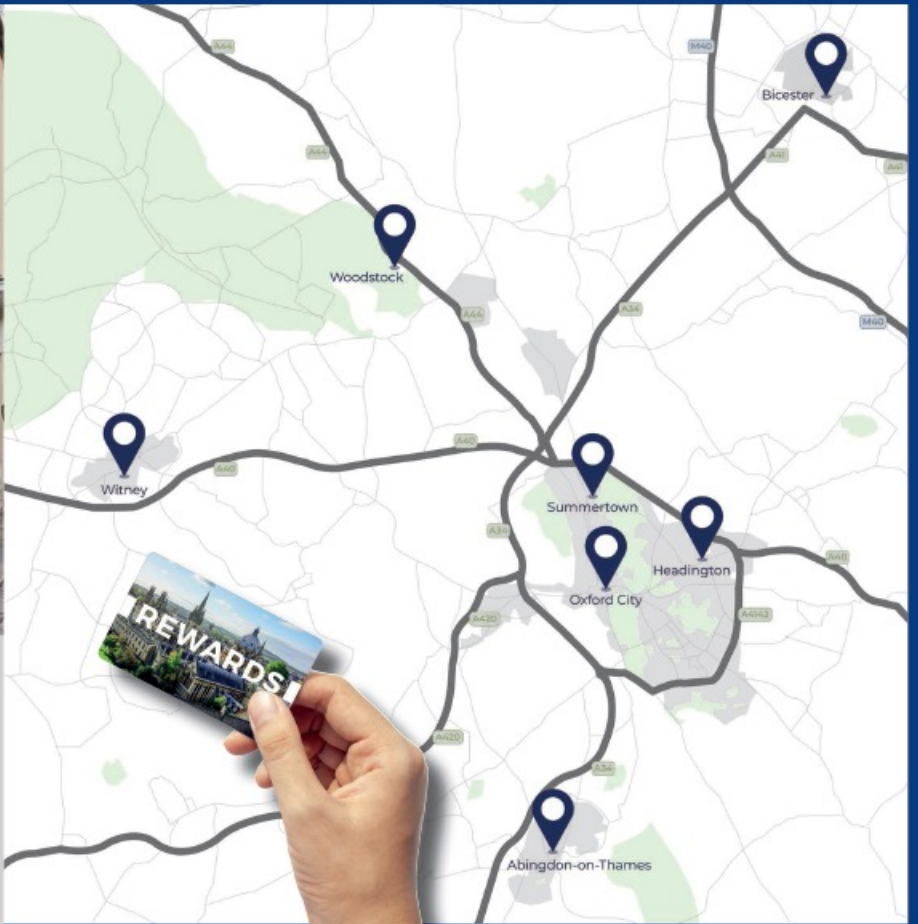
Certificate number
2888-4068-7389-6021-4994

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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 and pre-school, medical centre with pharmacy, two churches, choice of pubs, fish and chip shop, two village halls and a garage. There is a railway station on the Worcester-Oxford-London (Paddington) line, and bus services to Oxford, Woodstock and the local market town of Witney.





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Cheryl Pearson, Jack Smith

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