



53 Churchill Way, Long Hanborough – OX29 8JL

Witney

## Welcome to 53 Churchill Way...

A well presented family home that benefits from having versatile semi open plan living, four bedrooms, garage (with driveway parking for 5 vehicles) and good sized mature gardens with fruit trees and a garden room.

Three ground floor bedrooms, family bathroom and separate WC. Generous sized sitting room that meanders through to the kitchen/breakfasting area. Patio doors to rear terrace and garden. Kitchen and breakfasting room with a range of fitted base and wall units. Space for fridge freezer, gas hob with built in electric oven underneath. The dining room lends itself as a flexible space that could suit a variety of uses - currently utilised as an office. As a dining room it affords lots of natural light through a large Velux window. Large principle double bedroom to the first floor with window to rear aspect and garden views. Shower room serving the principal bedroom.

The Garden Room is a fabulous addition to a mature garden, this outdoor living space benefits from having power and an aerial socket. A mature garden, mainly laid to lawn with a plethora of plants and mature fruit trees. The garden also benefits from having a garden room structure, greenhouse and store.

Council Tax band: E £2,665.74

Tenure: Freehold

EPC Energy Efficiency Rating: D

**Master Bedroom & Shower Room**

**Garage, Carport & Driveway Parking**

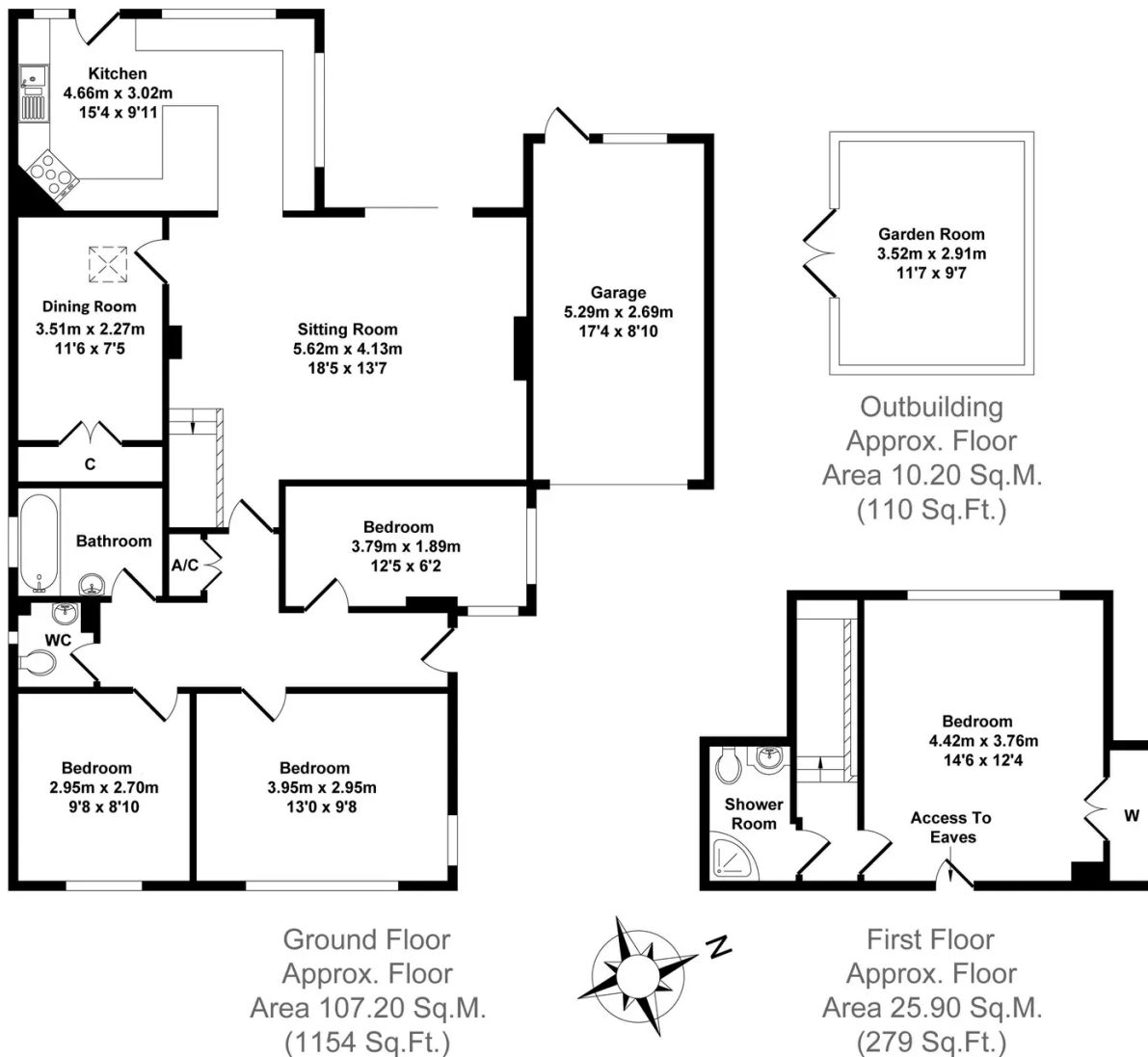
**Sought after village location with easy access to mainline rail**

**Garden room with power and tv aerial socket**

**Mature garden with terrace**







All items illustrated on this plan are included in the "Total Approx Floor Area 143.30 Sq.M. (1543 Sq.Ft.)"

## Martyn Cox & Company

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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only