



The Close, Long Hanborough

Breckon & Breckon
EST. 1847

The Close, Witney Road

Long Hanborough OX29 8HF

"The Close" is a detached village property offering close to 5,000 sq ft of accommodation, The Close is a development opportunity that would suit a number of commercial / residential uses. The property has been stripped back after water damage. Positioned towards the front of a 1.51 acre plot that adjoins miles of open countryside, this would also make a stunning family home. There is a detached double garage to the front that has been converted to another workout studio with further office / bedroom space just over. There is an amazing 64ft X 19ft detached timber clad studio to the rear of the property that again would suit a number of uses. The property has previously been used as a boot camp and a Bed & Breakfast.

Overall an exciting opportunity to purchase a truly unique property in a very popular village location. Long Hanborough is well positioned in the triangle between Witney, Oxford and Woodstock. Its facilities include a railway station with a regular service to Oxford and London Paddington, a primary school, two pre-school nurseries, doctors surgery and pharmacy, dentist, Co-op store with late night opening hours, post office, hairdressers, two public houses,



1.51 ACRE

Guide Price: £1,250,000







Council Tax:
TBC

Parking
Double Garage &
Ample driveway

Local Authority
West Oxfordshire
District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(84-91)	B		
(69-83)	C		
(55-68)	D	68	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		68	79

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“Agent's comment”

Long Hanborough is well positioned between Witney, Oxford and Woodstock. Its facilities include a London rail link, a primary school, doctors surgery, and Co-op. The village is well placed for access to major routes including the A40 and A44. Blenheim Palace, Estelle Manor, Daylesford and Soho Farmhouse are within easy reach.

This is a fantastic opportunity for the new owner to take on the redevelopment of what could be a superb family home or successful commercial premises.

NB: Floorplan pre water damage, use for layout purposes, viewing advised.



The Close

Approximate Gross Internal Area = 453.0 sq m / 4873 sq ft
(Including Outbuilding)



Illustration for identification purpose only, measurements approximate, and not to scale.



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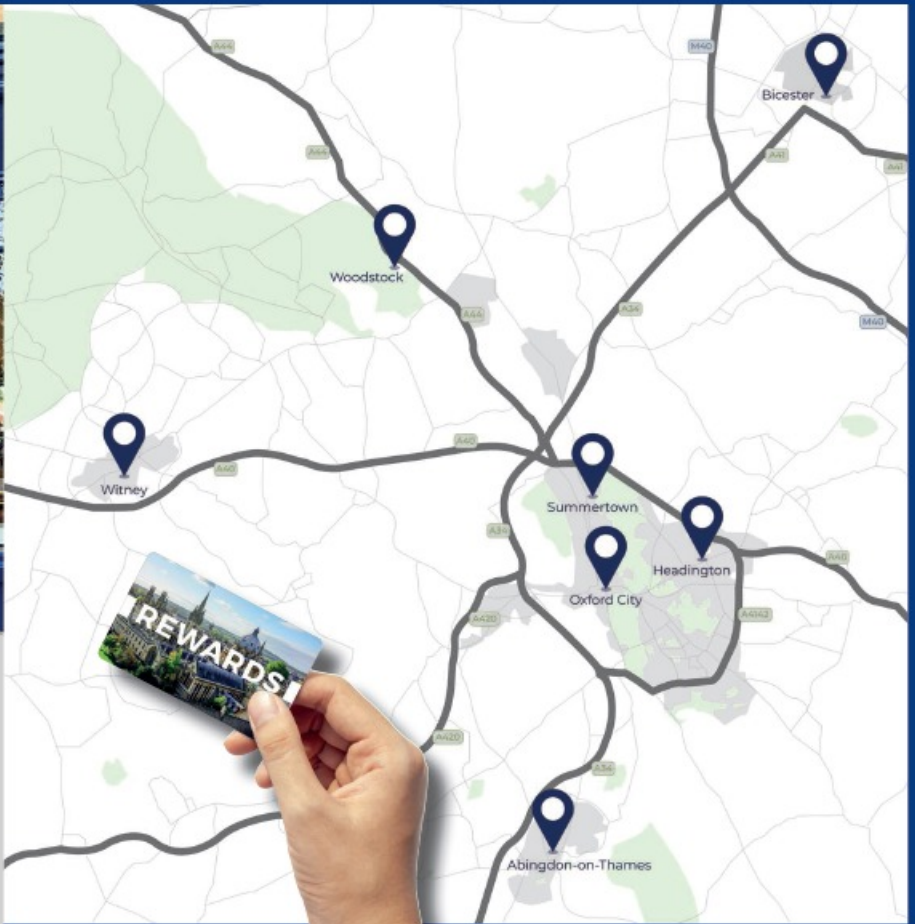
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