



Connells

Marlborough Crescent
Long Hanborough WITNEY



Property Description

This well presented three-bedroom semi detached home is located in the sought-after village of Long Hanborough and offers a wonderful blend of internal room and generous outdoor space. Resting on a 0.13 acre plot, the property enjoys a substantial rear garden as well as driveway parking and access to a single garage.

Inside, the home features a bright and sociable open plan living/dining room, perfect for everyday living and entertaining. The kitchen itself provides ample storage solutions and plenty of room for appliances, creating a practical and welcoming hub at the heart of the property. Just off the kitchen sits a useful utility room, as well as a convenient downstairs WC, adding further functionality to the ground floor layout.

Upstairs, there are three well proportioned bedrooms, each offering comfortable accommodation. The two larger bedrooms benefit from built in storage or wardrobe space, enhancing the home's practicality. All three rooms are served by a modern three piece shower room.

Externally, the standout feature wonderful expansive rear garden, offering a rare amount of outdoor space for a property of this style. Whether used for play, outdoor dining, or future extension potential (subject to planning), the garden provides excellent versatility. With its generous plot, well-designed living spaces, and village location with easy access to Witney and Oxford, this home presents a fantastic opportunity.

Living Room

14' 10" x 11' 11" (4.52m x 3.63m)

Dining Room

11' 6" x 9' 11" (3.51m x 3.02m)

Kitchen

14' 3" x 7' 7" (4.34m x 2.31m)

Utility

8' 9" x 7' 7" (2.67m x 2.31m)

Garage

17' 5" x 8' 9" (5.31m x 2.67m)

Bedroom 1

12' 6" x 10' 5" (3.81m x 3.17m)

Bedroom 2

11' 7" x 9' 11" (3.53m x 3.02m)

Bedroom 3

8' 9" x 7' 7" (2.67m x 2.31m)

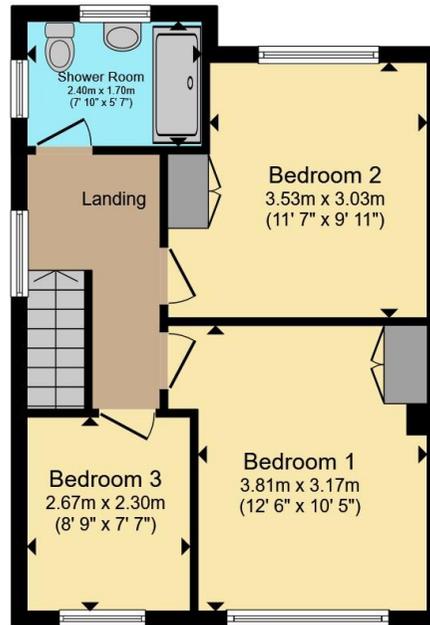
Shower Room

7' 10" x 5' 7" (2.39m x 1.70m)





Ground Floor



First Floor



Total floor area 115.6 m² (1,245 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: Council Tax
Awaited Band: D

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Tenure: Freehold



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