



# 21 ABELWOOD ROAD

LONG HANBOROUGH OX29 8DD

# 21 Abelwood Road

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Boasting a sought-after address within easy reach of the village primary school, shops, and mainline London rail link, this super family home is a superb opportunity to enjoy village life at its best. The versatile living space features a spacious layout with the former garage converted to a fourth bedroom but this would also make a great playroom or home office, perfect for remote working. Nicely presented and light and airy, the living accommodation flows from the welcoming entrance vestibule into the cosy lounge that enjoys a fireplace with stove and display alcoves either side. The well-appointed kitchen flows through to the dining area, the perfect setting for family meals. To the first floor are three bedrooms and modern bathroom.

Whether you're hosting a summer barbeque with friends or simply unwinding with a book on the patio this outdoor space is set with low-maintenance in mind and provides a safe spot for children and pets alike. The driveway to the front offers off-street parking.

## GUIDE PRICE

**£365,000**

 **3/4**

 **2**

 **1**



Enclosed

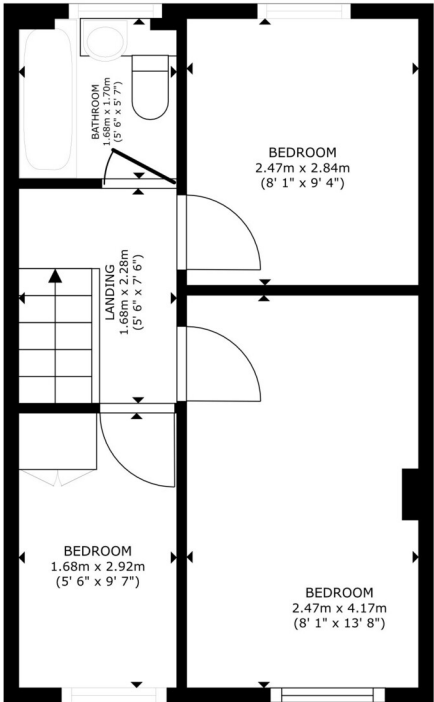
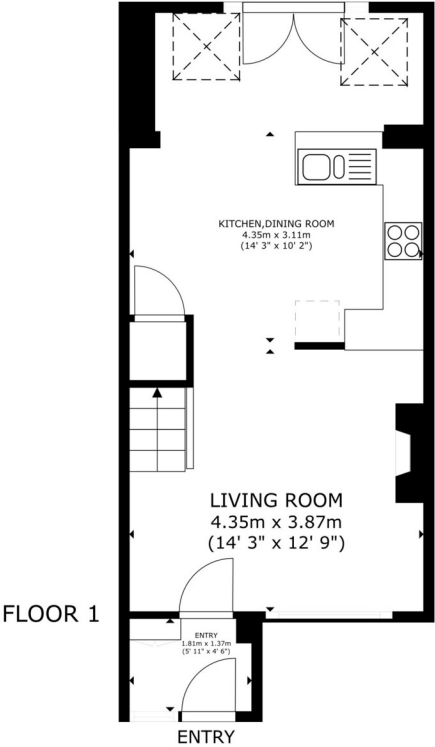
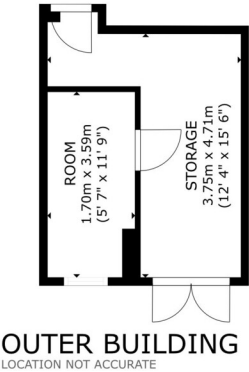








Abelwood Road Floor Plan



GROSS INTERNAL AREA  
FLOOR 1 & OUTER BUILDING 58.6 m<sup>2</sup> (630 sq.ft.) FLOOR 2 30.2 m<sup>2</sup> (325 sq.ft.)  
TOTAL : 88.8 m<sup>2</sup> (956 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Council Tax:**  
Band C - £125.53

**Parking:**  
Driveway for 2 cars

**Local Authority:**  
West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



# “LOCATION COMMENT

*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, doctors surgery and pharmacy, dentist, Co-op store with late night opening hours, post office, hairdressers, two public houses, petrol station and garage. The village is well placed for access to major routes including the A40 and A44. Local secondary schools include Bartholomew School in Eynsham and Marlborough School in Woodstock. There are local, daily bus services to Witney, Woodstock and Oxford. Woodstock 3 miles, Witney 6 miles, Oxford 9 miles.*





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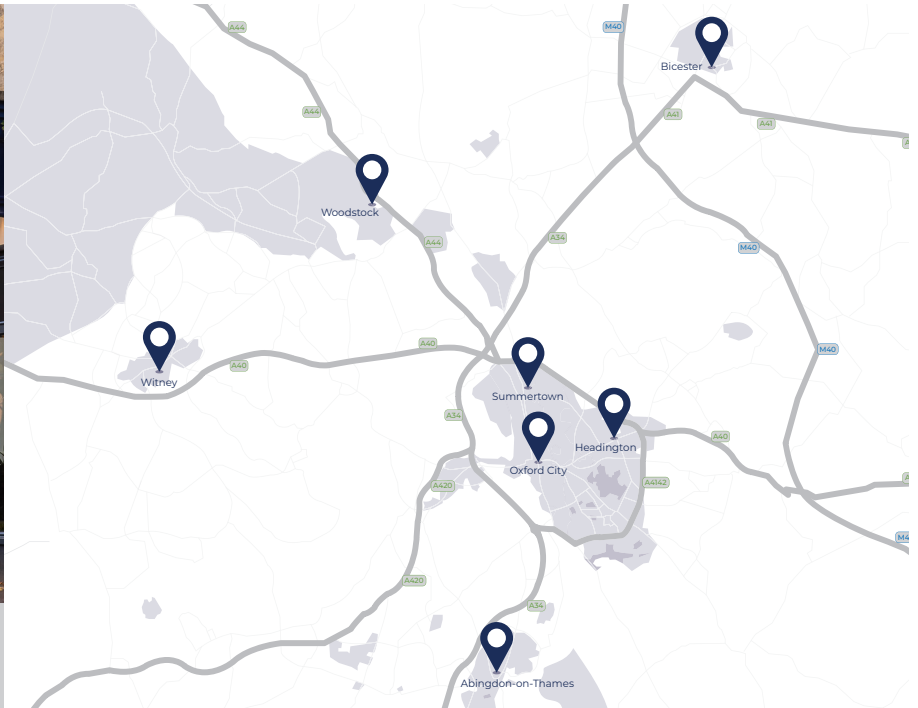
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e: witney@breckon.co.uk



FROM LEFT: Alexander Chappell,  
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