

# 5 SHEPHERDS FARM

MAIN ROAD, LONG HANBOROUGH OX29 8DL

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Shepherds Farm enjoys a prime spot in the heart of this desirable village with its thriving community, local shops, primary school and the mainline rail link to Oxford/ Paddington. In the same family ownership for almost 30 years this superb home offers generous accommodation over two floors alongside beautiful views across the Blenheim Estate that can be enjoyed from not only the garden but also the conservatory, and first floor windows. The sitting room has a fireplace and opens to the conservatory with a playroom/study currently set with a built-in cinema screen, modern gloss kitchen, and WC complete the ground floor.

Delightful, generous gardens afford a high degree of privacy, and the superb decked area offers space for some alfresco dining or just a glorious place to sit and enjoy the views across the seasons. To the front the driveway offers parking for three cars with two useful storage sheds.

## GUIDE PRICE

**£675,000**



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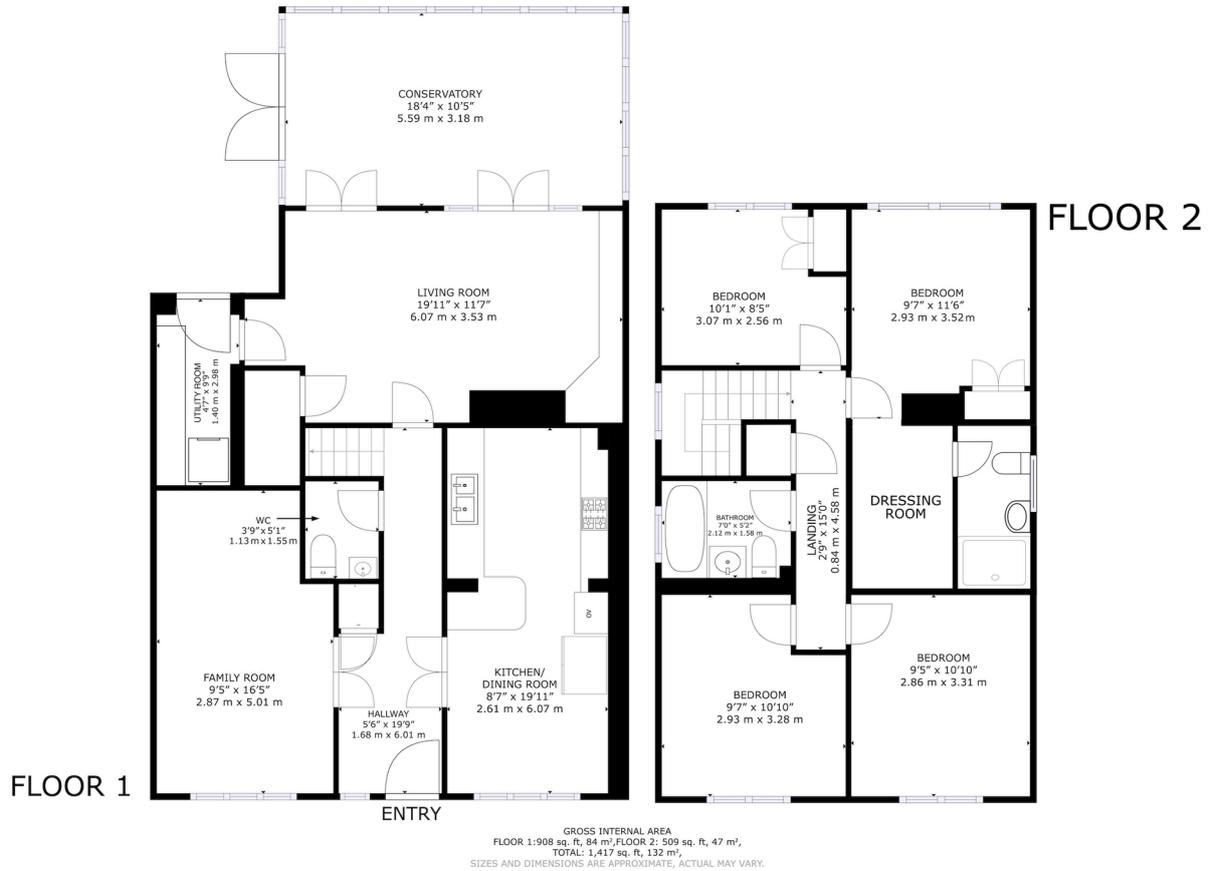
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Generous







**Council Tax:**  
 Band D - £2,402.65

**Parking:**  
 Off-street parking for several cars

**Local Authority:**  
 West Oxfordshire District Council

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

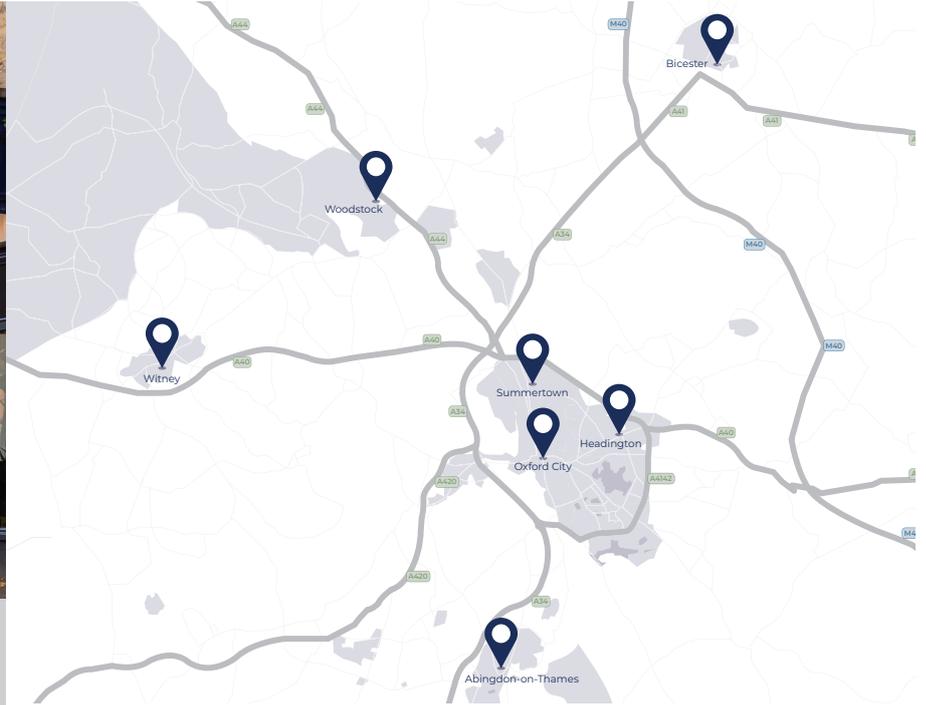
# LOCATION COMMENT

*Long Hanborough is well positioned in the triangle between Witney, Oxford and Woodstock. Its facilities include a primary school, doctors surgery, 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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